

Document No. 4803

MEMORANDUM

SEPTEMBER 9, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on fifty-six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Approval</u>	<u>Recommendations</u>		
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	16	11		
Major new housing or rehabilitation	1		2	
Residential (building expansions, subdivisions, etc.)	11	2		1
Parking; gas stations; used car sales		1		
Industrial; chemical storage	1			
Institutional	3			
Commercial; office; business	5			
Hotels; restaurants	1			
Signs		1		

We recommend approval of sixteen residential conversions:

- Z-8917- 43-47 St. Botolph Street, Boston. Twelve apartments.
8919.
- Z-8935. 56 Elm Street, Charlestown. Three apartments.
- Z-8942. 88-88A Prince Street, Boston. Nine apartments.
- Z-8957. 139 West Sixth Street, South Boston. Two-family dwelling.
- Z-8967. 207A-207 Salem Street, Boston. Four apartments.
- Z-8977. 46 Amherst Street, Roslindale. Two-family dwelling.

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- Z-9015. 7 Vancouver Street, Boston. Four apartments.
- Z-9017. 314 West Fourth Street, South Boston. Three-family dwelling.
- Z-9043. 268 Chestnut Avenue, Jamaica Plain. Two-family dwelling.
- Z-8943. 160 Saratoga Street, East Boston. Three-family dwelling.
- Z-8939. 80 West Cottage Street, Dorchester. Three-family dwelling.
- Z-8987. 44 Pearl Street, Dorchester. Three-family dwelling.
- Z-9027. 35-36 West Newton Street, Boston. Four apartments, twenty-six lodgers.
- Z-9034. 5 Gene Street, Dorchester. Three-family dwelling.
- Z-9047. 56-58 Maverick Street, East Boston. Two-family dwelling.
- Z-9064. 15 Mt. Vernon Street, Charlestown. Four-family dwelling.

We recommend approval of one new housing or rehabilitation referrals:

- Z-9019. 28 Washington Street, Charlestown. One-family dwelling.

We recommend approval of eleven residential building expansion, subdivision referrals:

- Z-8926. 104 DeForest Street, Roslindale. Dormer additions.
- Z-8936- 28 Sackville Street, Charlestown. Inappropriate.
8937.
- Z-8963- 12-18 Locust Street, South Boston. Subdivision.
8917-8973.
- Z-9016. 1020 South Street, Roslindale. One-story addition.
- Z-9018. 7 Kershaw Road, West Roxbury. One-story addition.
- Z-9041- 55-59 Creighton Street, Jamaica Plain. Subdivision.
9042.
- Z-9062. 28 Upcrest Road, Brighton. One-story addition.
- Z-8958. 26 Tower Street, Jamaica Plain. One-story addition.
- Z-9025. 87 Deforest Street, Hyde Park. Dormer addition.
- Z-9044. 23 Greenwood Avenue, Hyde Park. Dormer addition.

Z-9060. 29 West Milton Street, Hyde Park. One-story addition.

We recommend approval of one industrial referral:

Z-8897. 3368 Washington Street, Jamaica Plain. One-story addition.

We recommend approval of three institutional referrals:

Z-8911. 188 Foster street, Brighton. Foster home for six children.

Z-8964. 135 South Huntington Avenue, Jamaica Plain. Addition to nursing home.

Z-8986. 5 Grotto Glen Road, Jamaica Plain. Group care residence.

We recommend approval of five commercial, office, business referrals:

Z-8928. 330 Newbury Street, Boston. One-story addition.

Z-8905. 195 Adams Street, Dorchester. Rehabilitation.

Z-8944. 1576-1580 Dorchester Avenue, Dorchester. Upgrading property.

Z-8948. 37 Babson Street, Mattapan. Plumbing warehouse.

Z-9007. 43 Freeport Street, Dorchester. Warehouse.

We recommend approval of one restaurant referrals:

Z-8929. 7-11 Otis Street, Boston. Take-out facility.

We recommend denial of fifteen referrals:

Z-8920. 47 Strathmore Road, Brighton. Inappropriate conversion.

Z-8952. 332 Chestnut Hill Avenue, Brighton. Take-out restaurant.

Z-8954. 1558 Centre Street, Roslindale. Undesirable precedent.

Z-8968. 17-19 Salutation Street, Boston. Excessive height.

Z-8981-
8984. 10-18 Brainerd Road Brighton. Inappropriate conversion.

Z-8985. 99 Bartlett Street, Charlestown. Inappropriate conversion.

Z-9020. 400 K Street, South Boston. Inappropriate conversion.

Z-9021-
9022. 2-3 Kemble Place, South Boston. Inappropriate conversion.

Z-9024. 43 Bowdoin Street, Boston. Office encroachment.

- Z-8908. 1144 Dorchester Avenue, Dorchester. Used car sales.
- Z-8953. 60 White Street, East Boston. Density.
- Z-8980. 17 Gladstone Street, East Boston. Unwelcome precedent.
- Z-8969- 79-79A Perthshire Road, Brighton. Structure inappropriate.
8970.
- Z-9013- 87A-89 Cottage Street, East Boston. Increased density.
9014.

We recommend denial without prejudice of two referrals:

- Z-8976. 62 Church Street, Dorchester. Review with Authority.
- Z-9036. 2 Willowood Street, Dorchester. Inadequate site plan.

We recommend deferral of one referral:

- Z-9009. 31-33 Seaverns Avenue, Jamaica Plain. Meet with neighborhood group.

BOARD OF APPEAL REFERRALS

September 9, 1986

		<u>Hearing</u>	
1.	Z-8896	9/9/86	Stephen Kraunelis 584 East Eighth Street, South Boston
2.	Z-8897	9/9/86	Michael S. Kouri 3368 Washington Street, Jamaica Plain
3.	Z-8905	9/18/86	One Arcadia Place Limited Partnership 195 Adams Street, Dorchester
4.	Z-8908	9/9/86	John J. Farren 1144 Dorchester Avenue, Dorchester
5.	Z-8911	9/9/86	Roman Catholic Archdiocese of Boston 188 Foster Street, Brighton
6.	Z-8917-8919	9/9/86	Baybrook Realty Trust 43-47 Botolph Street, Boston
7.	Z-8920	9/9/86	Wai Fu Lam 47 Strathmore Road, Brighton
8.	Z-8926	9/9/86	Joanne M. Amato 104 DeForest Street, Roslindale
9.	Z-8928	9/9/86	Jean Pierre Safar 330 Newbury Street, Boston
10.	Z-8929	9/9/86	Ryan, Elliott & Coughlin Management Corporation (agent) 7-11 Otis Street, Boston
11.	Z-8935	9/18/86	Dianna Fleming 56 Elm Street, Charlestown
12.	Z-8936-8937	9/18/86	Gerard Benoit 28 Sackville Street, Charlestown
13.	Z-8939	9/18/86	Linda & Dennis Jackson Lavinia & William Miller 80 West Cottage Street, Dorchester
14.	Z-8942	9/18/86	Joseph DiGangi, Trustee 88-88A Prince Street, East Boston
15.	Z-8943	9/18/86	Sandra McInnis 160 Saratoga Street, East Boston
16.	Z-8944	9/18/86	Curtis Compact, Inc. (Prospective Purchaser) 1576-1580 Dorchester Avenue, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

September 9, 1986

		<u>Hearing</u>	
17.	Z-8948	9/18/86	Mattapan Supply Company 37 Babson Street, Mattapan
18.	Z-8952	9/18/86	Wacky Willies, Inc. (Lessee) 332 Chestnut Hill Avenue, Brighton
19.	Z-8953	9/18/86	Joseph Raphanella 60 White Street, East Boston
20.	Z-8954	9/18/86	Roger J. LeBlanc 1558 Centre Street, Roslindale
21.	Z-8957	9/9/86	West Sixth Realty Trust 139 West Sixth Street, South Boston
22.	Z-8958	9/18/86	Harry Brock 26 Tower Street, Jamaica Plain
23.	Z-8963 & Z-8971-8973	9/18/86	Alan M. Devlin 12-18 Locust Street, South Boston
24.	Z-8964	9/23/86	Sherrill House, Inc. 135 South Huntington Avenue Jamaica Plain
25.	Z-8967	9/18/86	Daniel Cataldo 207A-207 Salem Street, Boston
26.	Z-8968	9/18/86	John A. Zizza 17-19 Salutation Street, Boston
27.	Z-8969-8970	9/18/86	Francis Palkey, Jr. 79-79A Perthshire Road, Brighton
28.	Z-8976	9/23/86	Daniel Kelly 62 Church Street, Dorchester
29.	Z-8977	9/9/86	Gloria DiGiulio 46 Amherst Street, Roslindale
30.	Z-8980	9/23/86	Giovanni Armata 17 Gladstone Street, East Boston
31.	Z-8981-8984	9/23/86	Ping & Sui Ngor Chan, Trustees 10-18 Brainerd Road, Brighton
32.	Z-8985	9/23/86	Joseph Robbat, Jr. 99 Bartlett Street, Charlestown
33.	Z-8986	9/9/86	Mental Health Programs, Inc.-III 5 Grotto Glen Road Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS

September 9, 1986

		<u>Hearing</u>	
34.	Z-8987	9/23/86	Paul Pessia 44 Pearl Street, Dorchester
35.	Z-9007	9/9/86	J & O Realty Trust 43 Freeport Street, Dorchester
36.	Z-9009	9/23/86	Gerard Fountain & Peggy Wiesenber 31-33 Seaverns Avenue, Jamaica Plain
37.	Z-9013-9014	9/18/86	Robert C. & Joanne M. Capone 87A-89 Cottage Street, east Boston
38.	Z-9015	9/18/86	Matthew J. Pietrzak & James Samdahl 7 Vancouver Street, Boston
39.	Z-9016	9/9/86	Gerald Donnelly 1020 South Street, Roslindale
40.	Z-9017	9/18/86	Paul Zeigler 314 West Fourth Street, South Boston
41.	Z-9018	9/23/86	David & Marina Bethoney 7 Kershaw Road, West Roxbury
42.	Z-9019	9/23/86	Judith M. Brennan 28 Washington Street, Charlestown
43.	Z-9020	9/23/86	Daniel P. Keating 400 K Street, South Boston
44.	Z-9021-9022	9/23/86	William & Edward W. Santry 2-3 Kemble Place, South Boston
45.	Z-9024	9/23/86	Gold Realty Trust 43 Bowdoin Street, Boston
46.	Z-9025	9/23/86	Ken Hirsh 87 DeForest Street, Hyde Park
47.	Z-9027	9/9/86	Boston Redevelopment Authority Boston Aging Concerns Young & Old United, Inc. 35-36 West Newton Street, Boston
48.	Z-9034	9/23/86	Diego Velez 5 Gene Street, Dorchester
49.	Z-9036	9/18/86	National Home Developers, Inc. 20 Willowood Street, Dorchester
50.	Z-9041-9042	9/9/86	Joseph W. Guffy, et al. 55-59 Crieghton Street, Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS

September 9, 1986

Hearing

51.	Z-9043	9/23/86	Richard Zeidman 268 Chestnut Avenue, Jamaica Plain
52.	Z-9044	9/23/86	David L. Roche 23 Greenwood Avenue, Hyde Park
53.	Z-9047	9/23/86	Rosemarie Zichella 56-58 Maverick Street, East Boston
54.	Z-9060	9/23/86	Peter Faherty 29 West Milton Street, Hyde Park
55.	Z-9062	9/23/86	Alfred Coyne 28 Upcrest Road, Brighton
56.	Z-9064	9/23/86	John Garrett 15 Mt. Vernon Street, Charlestown

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FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/9/86 Z-8896
Stephen Kraunelis
584 East Eighth Street
South Boston

Site: Three-story structure

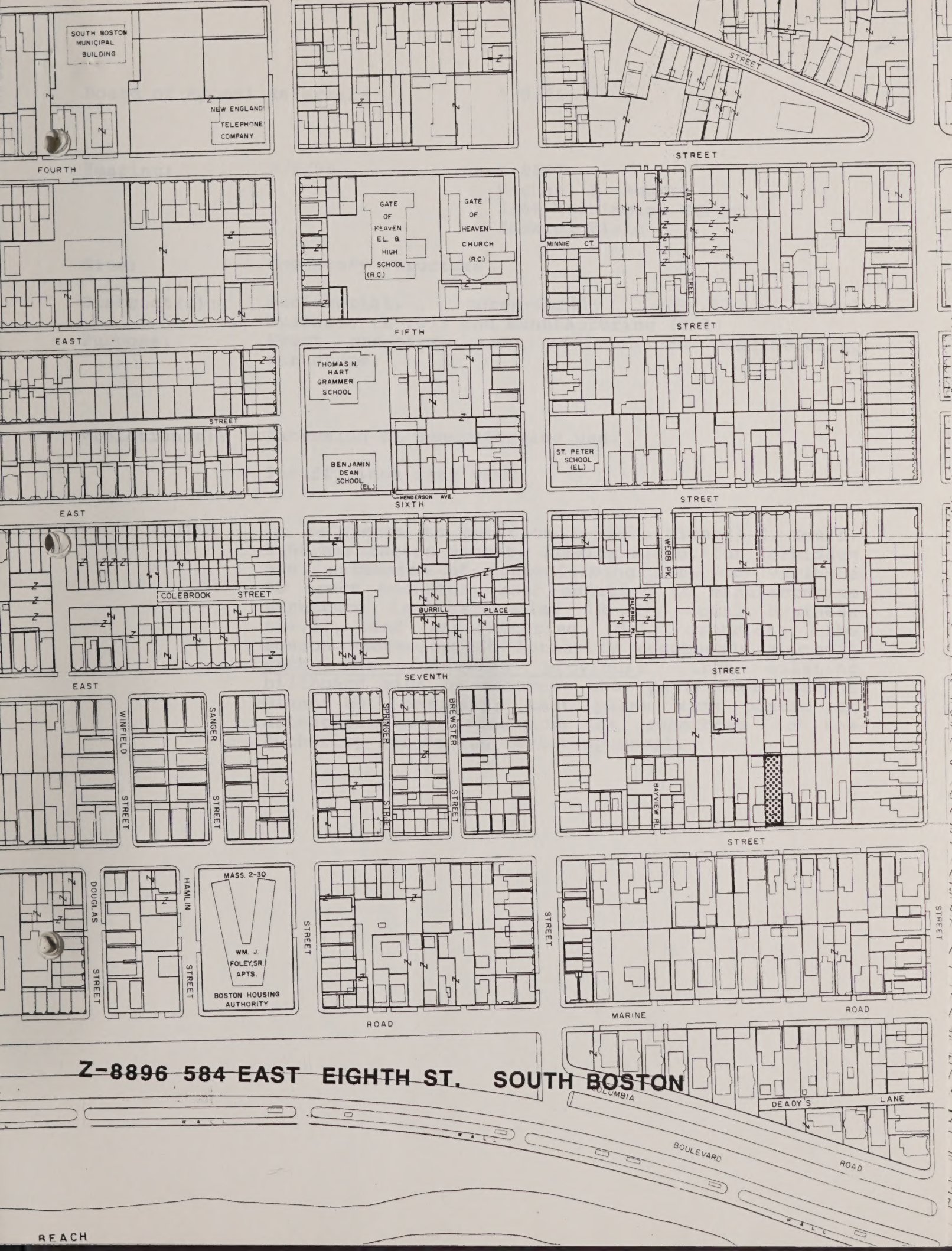
District(s): Apartment (H-1-50)

Purpose: Change occupancy from four- to six-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-8896, Stephen Kraunelis, 584 East Eighth Street, South Boston, for forbidden use and three variances for change of occupancy from four- to six-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The petitioner seeks to change the occupancy at 584 East Eighth Street from a four-family dwelling to a six-family structure. The three-story structure contains four units. The surrounding neighborhood is a mix of one-, two-, and three-family residential properties with 584 East Eighth Street being one of the few buildings with more than three units. This densely populated neighborhood has a severe parking problem compelling many residents to find parking blocks away from their homes. Density within a single structure is of concern as is any increase to an already dense neighborhood.



Z-8896 584 EAST EIGHTH ST. SOUTH BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-8897
Michael S. Kouri
3368 Washington Street
Jamaica Plain

Site: One-story structure

District(s): Residential, three-family (R-.8), local
business (L-.5), and manufacturing (M-1)

Purpose: Erect one-story rear addition to manufacturing
structure.

Violation(s): Extension of nonconforming use.

Insufficient rear yard.

VOTED: In reference to petition Z-8897, Michael S. Kouri,
3368 Washington Street, Jamaica Plain, for forbidden
use, extension of nonconforming use, and variance
to erect one-story rear addition to manufacturing
structure in residential (R-.8), local business
(L-.5), and manufacturing (M-1) districts, the
Boston Redevelopment Authority recommends approval
with the following provisos: that existing
billboard sign be removed; that petitioner present
plans to community; that plans with particular
attention to landscaping be submitted to the
Authority for design review approval.



Z-8897

3368 WASHINGTON ST.

JAMAICA PLAIN

Hearing: 9/18/86 Z-8905
One Arcadia Place Limited Partnership
195 Adams Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from eleven apartments and restaurant to twelve apartments, restaurant, general retail, professional, and agency offices.

Violation(s): Dwelling converted for more families is forbidden use.

Agency offices, retail store, service shops, caterer's establishment, photographer's studio, radio or TV studio are forbidden uses.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-8905, One Arcadia Place Limited Partnership, 195 Adams Street, Dorchester, for six forbidden uses and three variances for change of occupancy from eleven apartments and restaurant to twelve apartments, restaurant, general retail, and professional and agency offices in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that off-street parking be provided; that plans inclusive of off-street parking be submitted to the Authority for design review approval. This project of a complete rehabilitation and reuse of the Field's Corner Municipal Building includes a vacant parcel of land located at 29 Robinson Street, Dorchester. Presently, it is being used as a parking lot accessory to the building at 195 Adams Street. Future plans are to provide housing on this site thus eliminating the parking for 195 Adams Street. Accommodations must be made for the tenants of 195 Adams Street that do not include the proposed municipal lot at 191 Adams Street. Elimination of overnight residential parking will generate a severe problem in the surrounding neighborhood.

Board of Appeal Referrals

9/9/86

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Hearing: 9/9/86 Z-8908
John J. Farren
1144 Dorchester Avenue
Dorchester

Site: 1½-Story structure

District(s): Local business (L-1)

Purpose: Use premises for outdoor sale and display of seven used cars.

Violation(s): Outdoor sale or display of used cars is forbidden use.

VOTED: In reference to petition Z-8908, John J. Farren, 1144 Dorchester Avenue, Dorchester, for forbidden use for use of premises for outdoor sale and display of seven used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Inappropriate use. Presently, the site is used to repair automobiles. The intended display layout of the automobiles is not visible from the street but is visible from the residence to the rear of the lot. The number of automobile related uses along Dorchester Avenue is excessive resulting in negative impacts on the mixed residential and commercial uses which currently exist and impede the traffic flow. The current zoning of the area of local business (L-1) is appropriate. The allowed uses have a lesser impact on the existing conditions along Dorchester Avenue and should be enforced when expansion of auto related facilities is involved.



Z-8908

1144 DORCHESTER AVE.

DORCHESTER

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-8911
Roman Catholic Archdiocese
of Boston
188 Foster Street, Brighton

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one-family dwelling to foster home for six children 6-12 years of age.

Violation(s): Orphanage is forbidden use.

VOTED: In reference to petition Z-8911, Roman Catholic Archdiocese of Boston, 188 Foster Street, Brighton, for forbidden use for change of occupancy from one-family dwelling to foster home for six children 6-12 years of age in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposed foster home will be located adjacent to St. John's Seminary in a structure owned by the Archdiocese. Plans have been discussed with neighbors. Appropriate care and supervision will be provided.



Z-8911 188 FOSTER ST. BRIGHTON

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-8917-8919
Baybrook Realty Trust
43-47 Botolph Street
Boston

Site: Three-story row structures

District(s): Apartment (H-2-45)

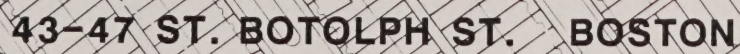
Purpose:

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petitions Z-8917-8919, Baybrook Realty Trust, 43-47 Botolph Street, Boston, for three forbidden uses and six variances for change of occupancy of each of three structures from one to four apartments in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends approval. Petitions essentially legalizing residential uses. Properties have been significantly rehabilitated. Community has indicated general support.



Board of Appeal Referrals

9/9/86

Hearing: 9/9/86

Z-8920
Wai Fu Lam
47 Strathmore Road
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8920, Wai Fu Lam, 47 Strathmore Road, Brighton, for forbidden use and four variances for change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Predominantly three-family block. Basement apartment. Inadequate parking. Outstanding Inspectional Services Department violation.



Z-8920

47 STRATHMORE RD BRIGHTON

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86

Z-8926
Joanne M. Amato
104 DeForest Street
Roslindale

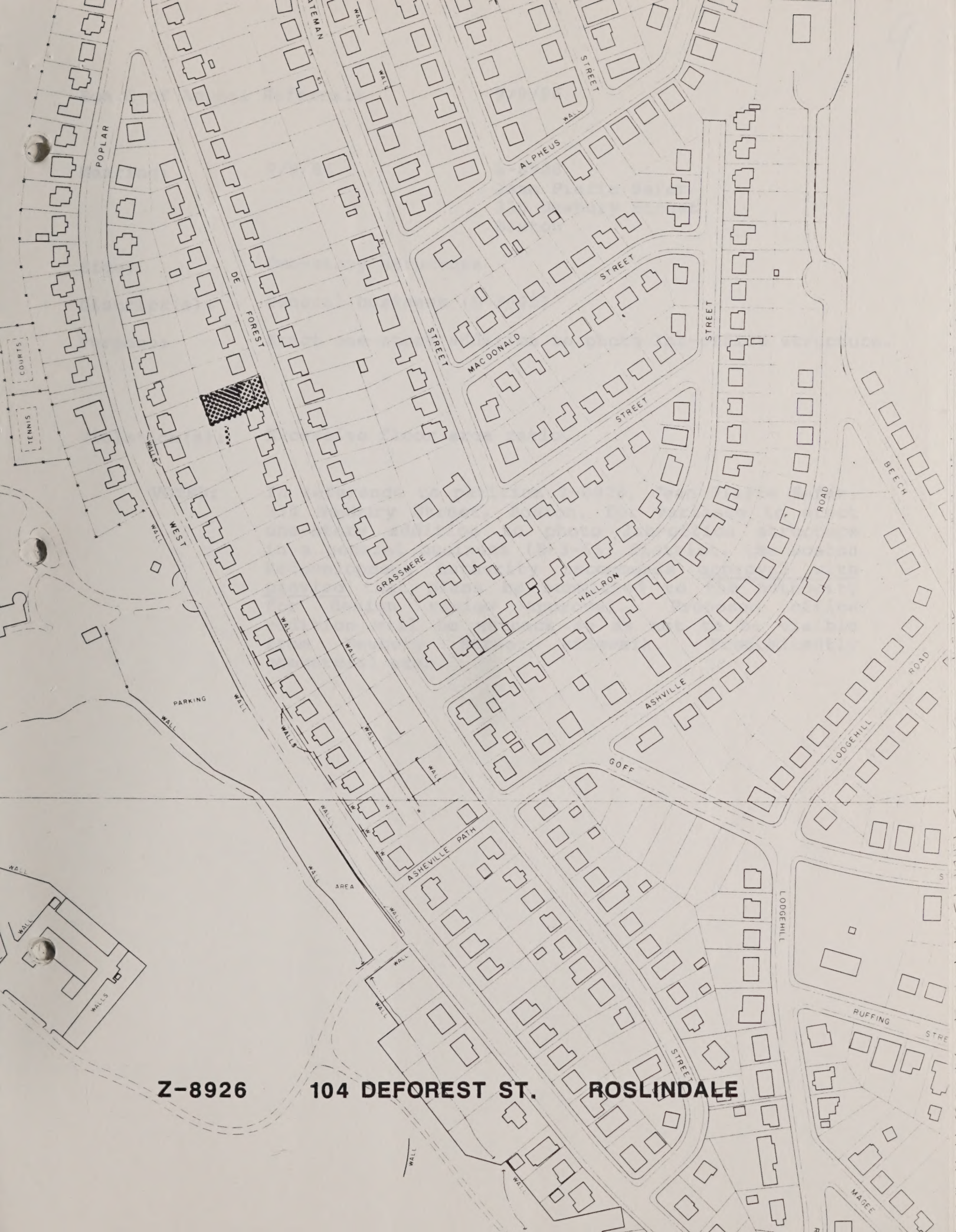
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect front and rear dormers and rear deck addition.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-8926, Joanne M. Amato, 104 DeForest Street, Roslindale, for two variances to erect front and rear dormers and rear deck addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormers will provide needed bedroom space. Yard violation technical.



Z-8926

104 DEFOREST ST.

ROSLINDALE

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86

Z-8928
Jean Pierre Safar
330 Newbury Street
Boston

Site: Two-story structure

District(s): General business (B-3-65)

Purpose: Erect one-story addition to photo lab-office structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8928, Jean Pierre Safar, 330 Newbury Street, Boston, for variance to erect one-story addition to photo lab-office structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed office addition will be setback so as not to be visible from Newbury Street sidewalk. Predominantly commercial area.



Z-8928

330 NEWBURY ST BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-8929
Ryan, Elliott & Coughlin
Management Corporation (agent)
7-11 Otis Street
Boston

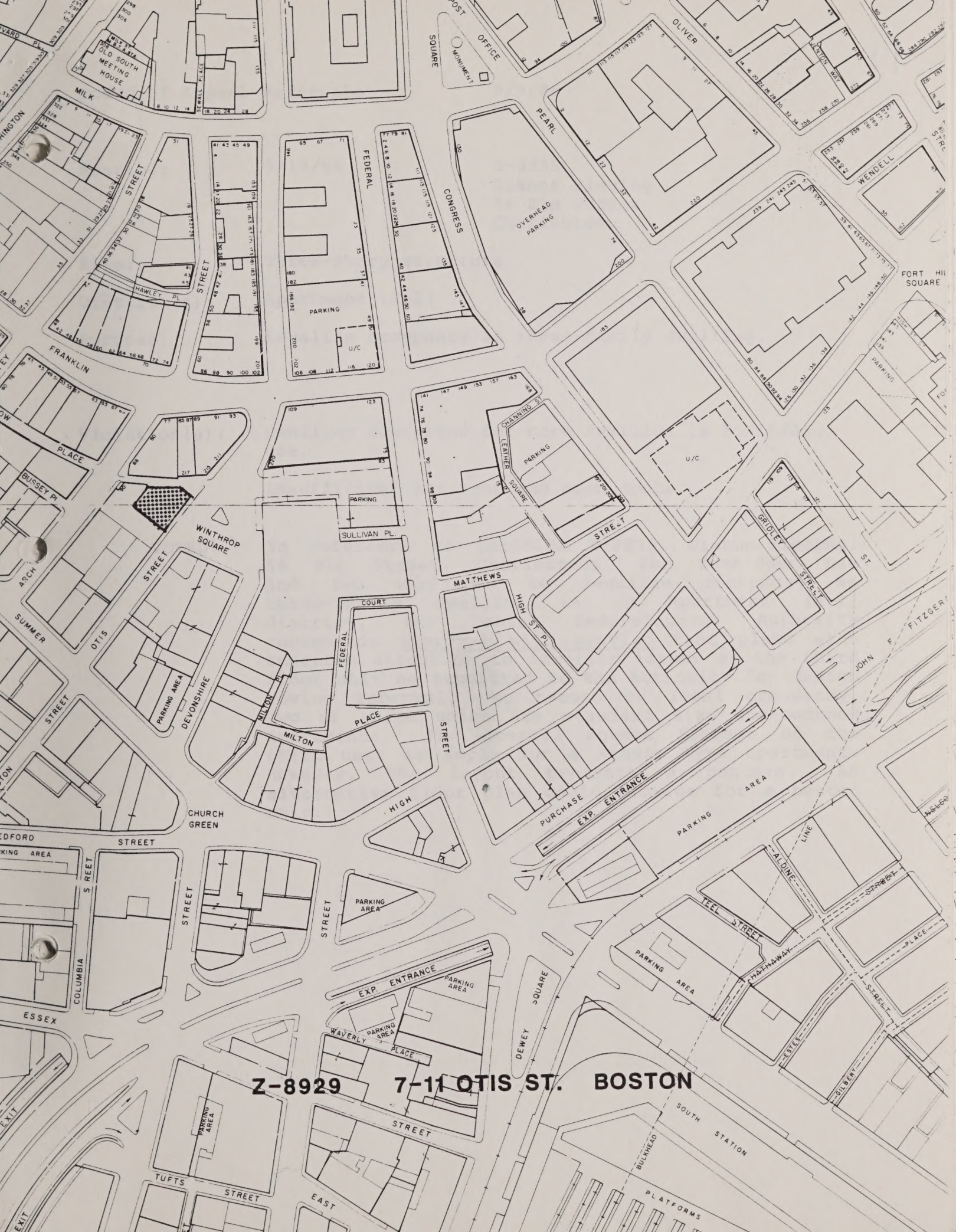
Site: Five-story structure

District(s): General business (B-10)

Purpose: Change occupancy from stores and offices to same
and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-8929, Ryan, Elliott & Coughlin Management Corporation (agent), 7-11 Otis Street, Boston, for conditional use for change of occupancy from stores and offices to same and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Structure is located between Summer Street and the Winthrop Building at Winthrop Square. The Winthrop Building includes ground floor retail, and Summer Street is a major commercial axis. Retail and restaurant uses are thus within the character of the area. Furthermore, these uses would enliven the streetscape, and better use the large glass bays of the building.



Z-8929

7-11 OTIS ST.

BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8935
Dianna Fleming
56 Elm Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-8935, Dianna Fleming, 56 Elm Street, Charlestown, for forbidden use and two variances to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with specific attention to interior layout of the third floor unit be submitted to the Authority for design review approval. No record of legal occupancy. Two of three units are standard size one-bedroom apartments. The overall square footage of the third unit is ample for a studio type apartment. However, the layout presents a concern. An alternative floor plan could provide for a better unit.



Z-8935

56 ELM ST. CHARLESTOWN

BUNKER HILL MONUMENT

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8936-8937
Gerard Benoit
28 Sackville Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1,H-1-U)

Purpose: Subdivide; erect addition.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petitions Z-8936-8937, Gerard Benoit, 28 Sackville Street, Charlestown, for three variances to subdivide and erect addition in an apartment (H-1) and apartment urban renewal area subdistrict (H-1-U), the Boston Redevelopment Authority recommends denial of subdivision and denial without prejudice of addition. The petitioner seeks to subdivide the existing parcel at 28 Sackville into two lots, 3,253 square feet and 1,066 square feet respectively, and to erect an 1,133 square foot addition to the right side of the house to serve as a two-car garage and additional family living space. In October, 1973, a permit was issued to add to the left side of the house a garage and den. No mechanical work was to be performed and no change in number of dwelling units was to occur. It is this addition that is to be subdivided from the main structure and occupied as a separate unit. Given the original intention of this addition, it should remain as part of the main house. The total square footage of the lot is such that it can accommodate the proposed addition to the right side of the house for living space. However, there exists serious concerns as to the way this house has been extended in the past. Petitioner should review plans with the Authority.



Z-8936-8937

28 SACKVILLE ST. CHARLESTOWN

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8639
Linda & Dennis Jackson
Lavinia & William Miller
80 West Cottage Street
Dorchester

Site: Three-story structure

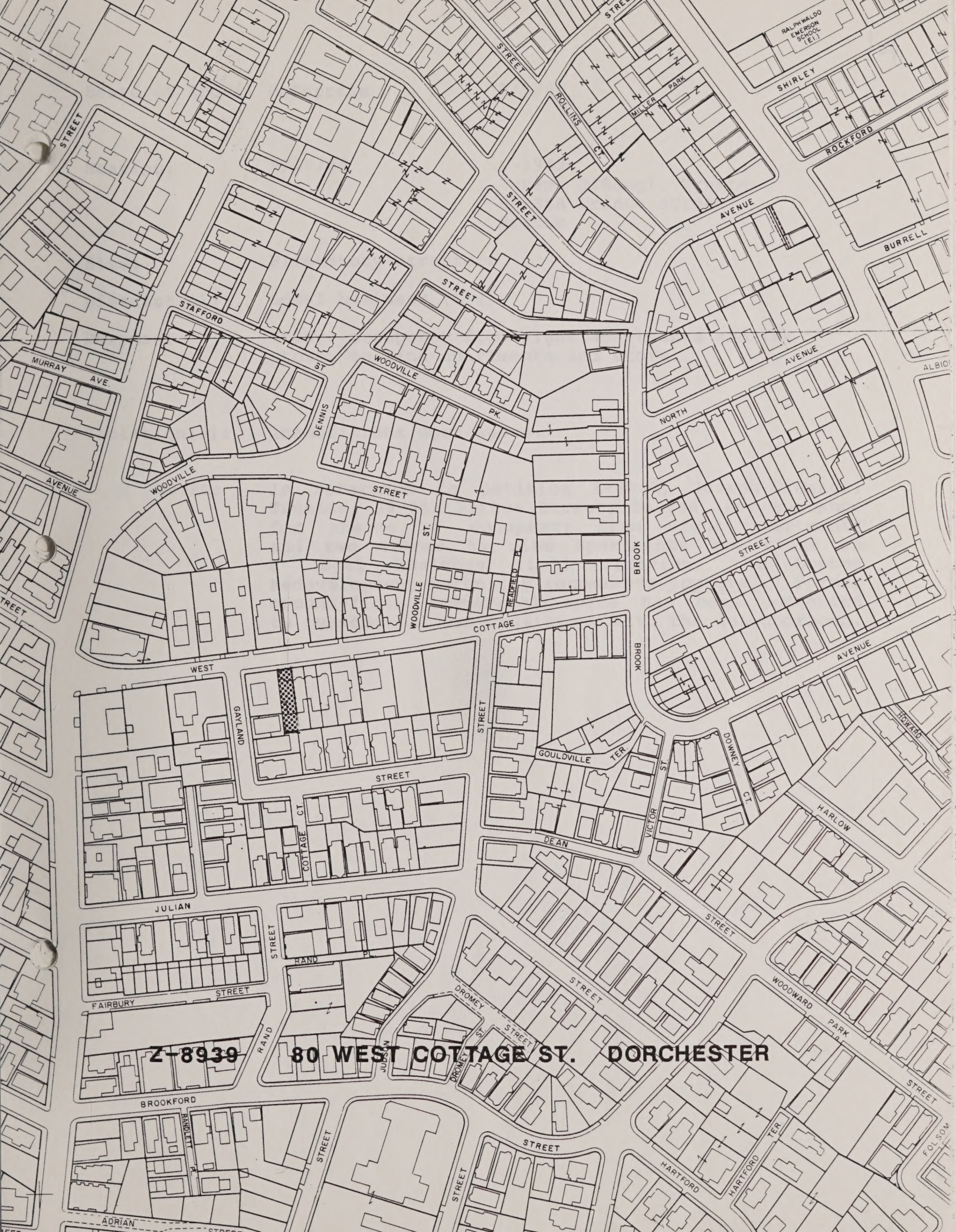
District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8639, Linda & Dennis Jackson and Lavinia & William Miller, 80 West Cottage Street, Dorchester, for forbidden use and variance to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years. Owner occupied. Consistent with neighborhood residential character.



Z-8939

80 WEST COTTAGE ST. DORCHESTER

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8942
Joseph DiGangi, Trustee
88-88A Prince Street
Boston

Site: Five-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from eight apartments and two stores to nine apartments and store.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-8942, Joseph DiGangi, Trustee, 88-88A Prince Street, Boston, for variance for change of occupancy from eight apartments and two stores to nine apartments and store in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. Former ground-floor commercial space has been converted to residential use consistent with the neighborhood.



Z-8942

88-88A PRINCE ST.

BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86

Z-8943
Sandra McInnis
160 Saratoga Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8943, Sandra McInnis, 160 Saratoga Street, East Boston, for forbidden use and variance for change of occupancy from two to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase in 1984. Consistent with existing neighborhood properties. Board of Appeal approved three-family occupancy in 1981 but former owner subsequently failed to obtain permit.



ALCON

STREET

BROOKS

PUTNAM

EAST EAGLE STREET

STREET

EAST BOSTON
HIGH SCHOOL

GOSPEL
HALL

EAST

PRESCOTT
SQUARE

PRESCOTT
STREET

PHILIP M. SHERIDAN
SCHOOL

STREET

STREET

PUTNAM
SQUARE

WHITE

MONMOUTH STREET

BROOKS

STREET

CHANNAN
SCHOOL

TRENTON

LEXINGTON

PRINCETON

MARION

Z-8943

160 SARATOGA ST

EAST BOSTON

JOSEPH H.
BARNES
E.L. SCHOOL

SARATOGA

SACRED
HEART
SCHOOL

CONVENT

SACRED
HEART
R.C. CHURCH

STREET

STREET

Hearing: 9/18/86 Z-8944
Curtis Compact, Inc.
(Prospective Purchaser)
1576-1580 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Apartment (H-1) and Local business (L-.5)

Purpose: Change occupancy from bakery, delicatessen and two stores to retail stores and restaurant; modify previous Board of Appeal proviso; install two trash compactor/dumpsters.

Violation(s): Restaurant and outdoor storage of trash are forbidden uses.

At variance with previous Board of Appeal decision.

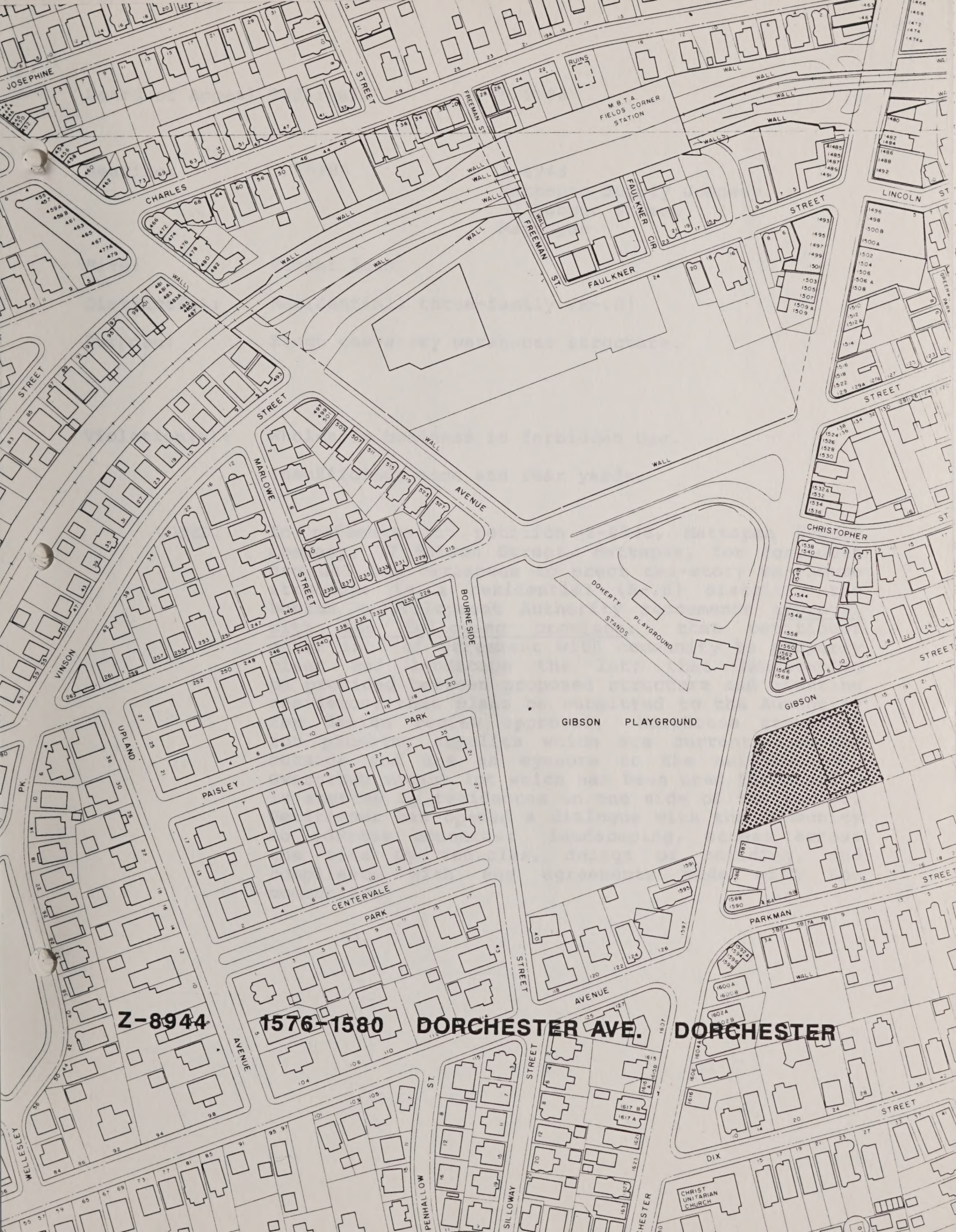
Extension of nonconforming use.

Change in nonconforming use.

Excessive sign size.

Insufficient rear yard.

VOTED: In reference to petition Z-8944, Curtis Compact, Inc., (Prospective Purchaser), 1576-1580 Dorchester Avenue, Dorchester, for two forbidden uses, extension and change in nonconforming use, conditional use and two variances for change of occupancy from bakery, delicatessen and two stores to retail stores and restaurant, modify previous Board of Appeal proviso and install two trash compactor/dumpsters in an apartment (H-1) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Existing presently is a restaurant, superette, and a bakery. The proposed change will upgrade the premises by providing a more uniform exterior and signage and provide landscaping buffers along the abutting residential properties. Site concerns are appropriate siting of the trash compacting dumpster, entrance-exit signs, wall along residential lotline on Dorchester Avenue, and the appropriateness of fencing along the rear of the site.



Z-8944

1576-1580

DORCHESTER AVE.

DORCHESTER

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8948
Mattapan Supply Company
37 Babson Street
Mattapan

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story warehouse structure.

Violation(s): Wholesale business is forbidden use.
Insufficient side and rear yards.

VOTED: In reference to petition Z-8948, Mattapan Supply Company, 37 Babson Street, Mattapan, for forbidden use and two variances to erect one-story warehouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner enter into an agreement with community to properly clear and landscape the lot; that landscaping be provided between proposed structure and abutting residence; that plans be submitted to the Authority for design review approval. Warehouse structure for plumbing supplies which are currently stored outside and are an eyesore to the neighborhood. Overgrown vacant lot which has been used for dumping is abutted by residences on one side of the street. Petitioner has opened a dialogue with the community to address concerns: landscaping, access across the site by vehicles, design of building, and compliance with any agreements made with the community.



Z-8948 37 BABSON ST. MATTAPAN

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8952
Wacky Willies, Inc.
(Lessee)
332 Chestnut Hill Avenue
Brighton

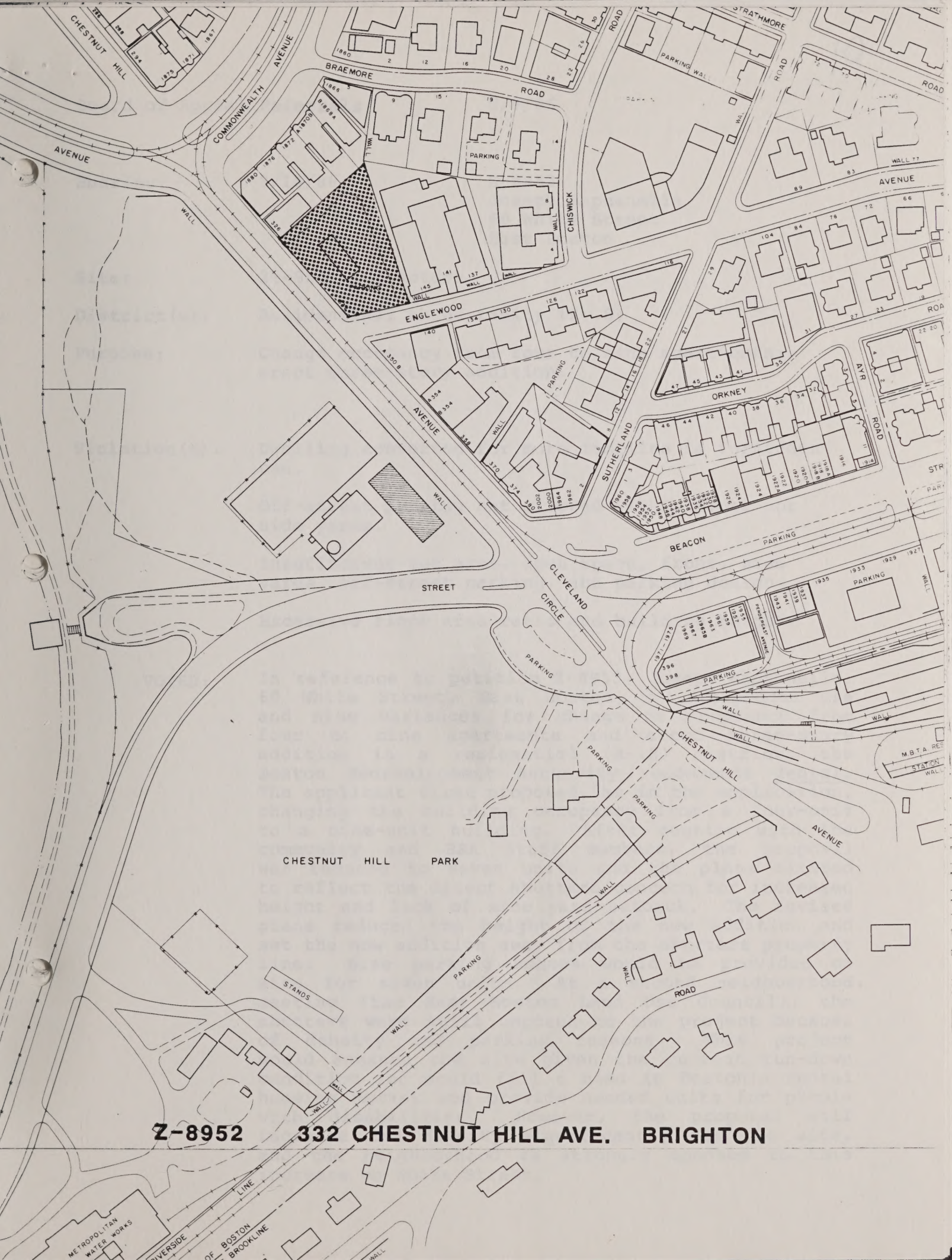
Site: Gas station

District(s): Apartment (H-2)

Purpose: Erect one-story take-out restaurant.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-8952, Wacky Willies, Inc., (Lessee), 332 Chestnut Hill Avenue, Brighton, for forbidden use to erect one-story take-out restaurant in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Site is abutted by multifamily dwellings. Proposed use would only increase the conflicting land use problems in the area. Circle-Reservior Community Association is opposed. Concerns are traffic, trash, and congestion. Current residential (H-2) zoning should be enforced with no variance of use given for this or similar businesses.



Z-8952

332 CHESTNUT HILL AVE. BRIGHTON

Board of Appeal Referrals

9/9/86

19

Hearing: 9/18/86 Z-8953
Joseph Raphanella
60 White Street
East Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from four to nine apartments;
erect three-story addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Off-street parking not allowed within front nor
side yards.

Insufficient lot area, open space, front, side
yards, off-street parking, and parking design.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-8953, Joseph Raphanella, 60 White Street, East Boston, for forbidden use and nine variances for change of occupancy from four to nine apartments and erect three-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The applicant first proposed, as in the application, changing the building occupancy from a four-unit to a nine-unit building. After meeting with the community and BRA staff members, the proposal was reduced to seven units and the plans altered to reflect the direct abutters concern for increased height and lack of side yard setback. The revised plans reduced the height of the new addition and set the new addition away from the abutters property line. Nine parking spaces would be provided on site for seven units. At a second neighborhood meeting (the East Boston Land Use Council), the abutters were still opposed to the project because of density and parking reasons. This project would enhance the site given the current run-down condition and would fill a need in Boston's rental housing market and provide needed units for people with disabilities. However, the proposal will increase the density significantly for the site, and the neighborhood is strongly opposed to this increase on White Street.



Z-8953

60 WHITE STREET EAST BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8954
Roger J. LeBlanc
1558 Centre Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-8954, Roger J. LeBlanc, 1558 Centre Street, Roslindale, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. According to the assessor's records, the only three-family structures on Centre Street in the immediate area are at numbers 1510 and 1569. Given that 1558 is one in a group of similar two-family structures allowing a conversion at this site is undesirable and would set a precedent that is inappropriate. The existing two-family zoning is reflective of the desire to create and retain a less dense living environment and should be enforced.



Z-8954

1558 CENTRE ST. ROSLINDALE

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-8957
West Sixth Realty Trust
139 West Sixth Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to two-family dwelling;
erect dormer addition

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-8957, West Sixth Realty Trust, 139 West Sixth Street, South Boston, for forbidden use and four variances for change of occupancy from one- to two-family dwelling and erect dormer addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans specific to dormer addition be submitted to the Authority for design review approval. Structure is currently going through a complete renovation and is one of a group of three architecturally similar buildings. The basement in this building has full size windows in front and is more than 50% above the mean grade as the basement floor is at grade in the rear. By making use of the basement and attic, this building has ample room to provide for two family-size dwelling units. A dormer design that would not impair the prominent gable roof would be appropriate.



Z-8957 139 WEST SIXTH ST SOUTH BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8958
Harry Brock
26 Tower Street
Jamaica Plain

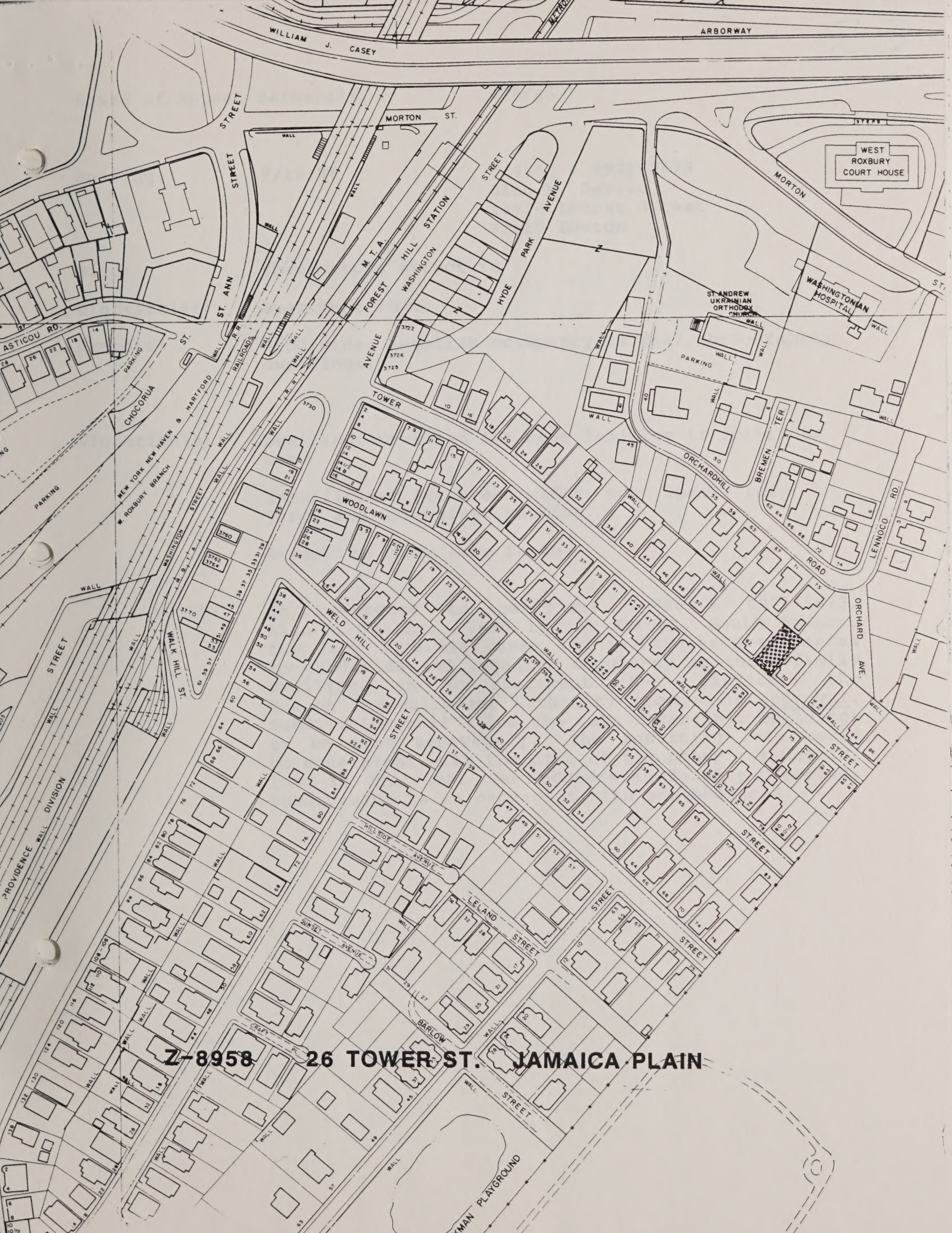
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8958, Harry Brock, 26 Tower Street, Jamaica Plain, for variance to erect one-story addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with following provisos: that petitioner review plans with abutters; that plans be submitted to the Authority for design review approval. Family room addition.



Z-8958 26 TOWER ST. JAMAICA PLAIN

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8963 & 8971-8973
Alan M. Devlin
12-18 Locust Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Subdivide; legalize occupancy as four three-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, open space, rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8963 & 8971-8973, Alan M. Devlin, 12-18 Locust Street, South Boston, for four forbidden uses and twenty-three variances to subdivide and legalize occupancy as three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow the four three-unit buildings to be sold separately. The resulting lots would be consistant with the size of the other residential lots in the area. No increase in density proposed. Subdivision is in character with neighborhood.



Z-8963 & 8971-8973 12-18 LOCOST ST. SOUTH BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-8964
Sherrill House, Inc.
135 South Huntington Avenue
Jamaica Plain

Site: Six-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect two-story addition to nursing home.

Violation(s): At variance with previous Board of Appeal decision.
Extension of nonconforming use.
Excessive floor area ratio.

VOTED: In reference to petition Z-8964, Sherrill House, Inc., 135 South Huntington Avenue, Jamaica Plain, for extension of nonconforming use and two variances to erect a two-story addition to a nursing home in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Enclosure of open porch for staff-patient dining, offices, and physical therapy expansion. Not visible from public right of way.



Z-8964

135 SOUTH HUNTINGTON AVE JAMAICA PLAIN

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8967
Daniel Cataldo
207A-207 Salem Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from three to five apartments;
erect one-story addition.

Violation(s): Dwelling converted for more families is forbidden
use.

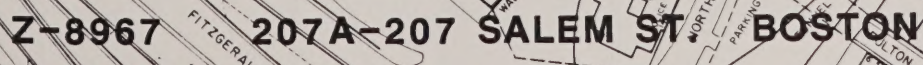
Restricted roof structure district.

Excessive floor area ratio.

Insufficient open space, front, and rear yards.

VOTED: In reference to petition Z-8967, Daniel Cataldo, 207A-207 Salem Street, Boston, for forbidden use, conditional use, and four variances for change of occupancy from three to five apartments and erect one-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval of the storefront conversion to residential use with proviso that plans be submitted to the Authority for design review approval and that basement use comply with Inspectional Services Department policy.

The Authority further recommends denial of the rooftop addition. Structure is presently compatible with adjacent structures.



Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8968
John A. Zizza
17-19 Salutation Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from 15 to 16 apartments; erect one-story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Restricted roof structure district.

Excessive floor area ratio.

Insufficient open space and front yard.

VOTED: In reference to petition Z-8968, John A. Zizza, 17-19 Salutation Street, Boston, for forbidden use and five variances for change of occupancy from 15 to 16 apartments and erect one-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Building fronts on two narrow streets and is already higher than most adjacent structures. Proposed addition would also exceed the height limit of 55 feet.



Z-8968 17-19 SALUTATION ST. BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-8969-8970
Francis Palkey, Jr.
79-79A Perthshire Road
Brighton

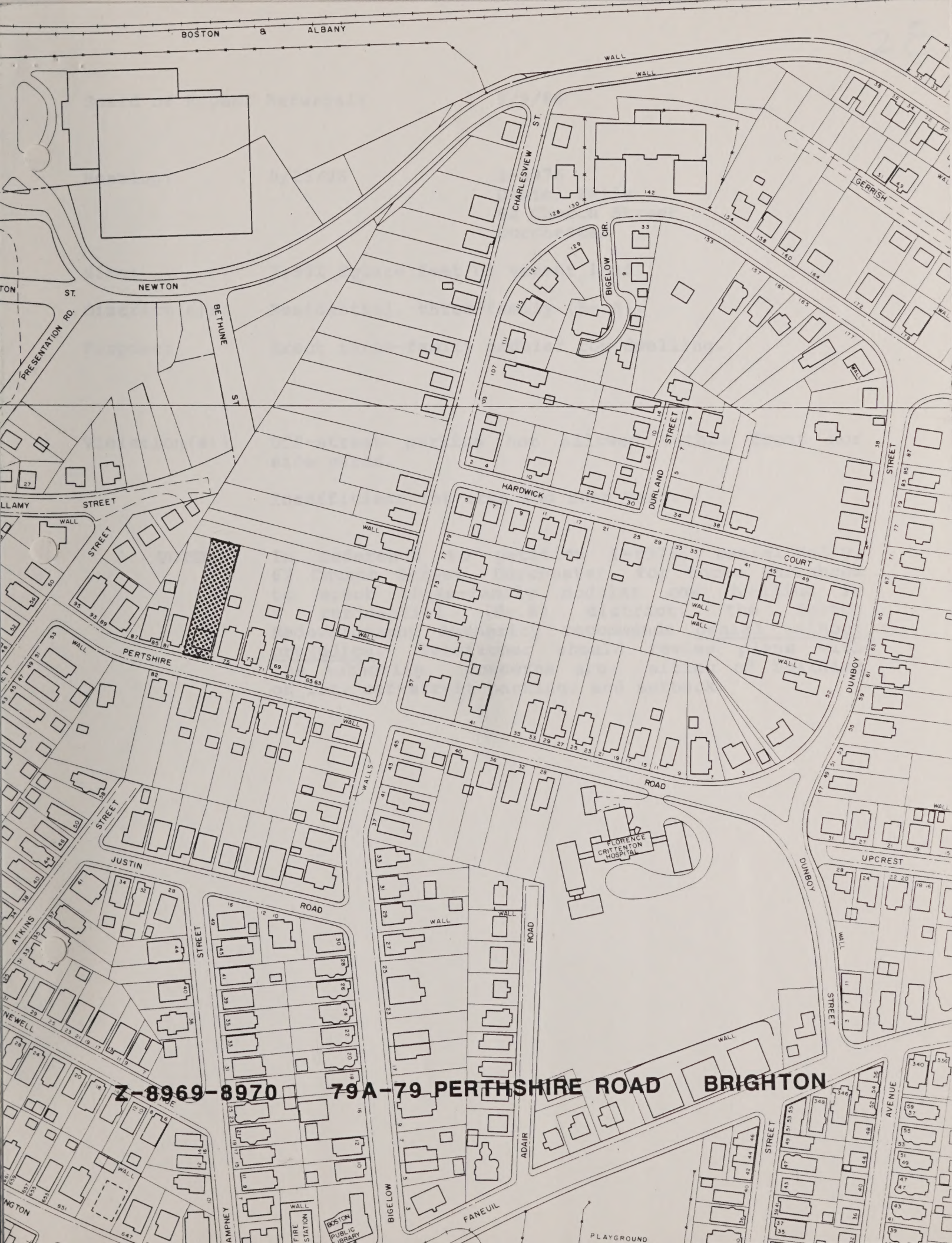
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story one-family and four-car garage structure.

Violation(s): Insufficient lot area, access, side, and rear yards.

VOTED: In reference to petitions Z-8969-8970, Francis Palkey, Jr., 79-79A Perthshire Road, Brighton, for seven variances to erect two-story one-family and four-car garage structure and use driveway for access in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The additional unit over garage, siting of the proposed structure and its close proximity to the rear lot line are unacceptable.



Z-8969-8970

79A-79 PERTHSHIRE ROAD BRIGHTON

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-8976
Daniel Kelly
62 Church Street
Dorchester

Site: 7,931 Square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family modular row dwelling.

Violation(s): Off-street parking not allowed within front nor
side yards.

Insufficient lot area and rear yard.

VOTED: In reference to petition Z-8976, Daniel Kelly,
62 Church Street, Dorchester, for three variances
to erect three-family modular row dwelling in
a residential (R-.8) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Petitioner should review plans with
the Authority. Concerns are: siting of building
on lot, off-street parking, and setback.



Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-8977
Gloria DiGiulio
46 Amherst Street
Roslindale

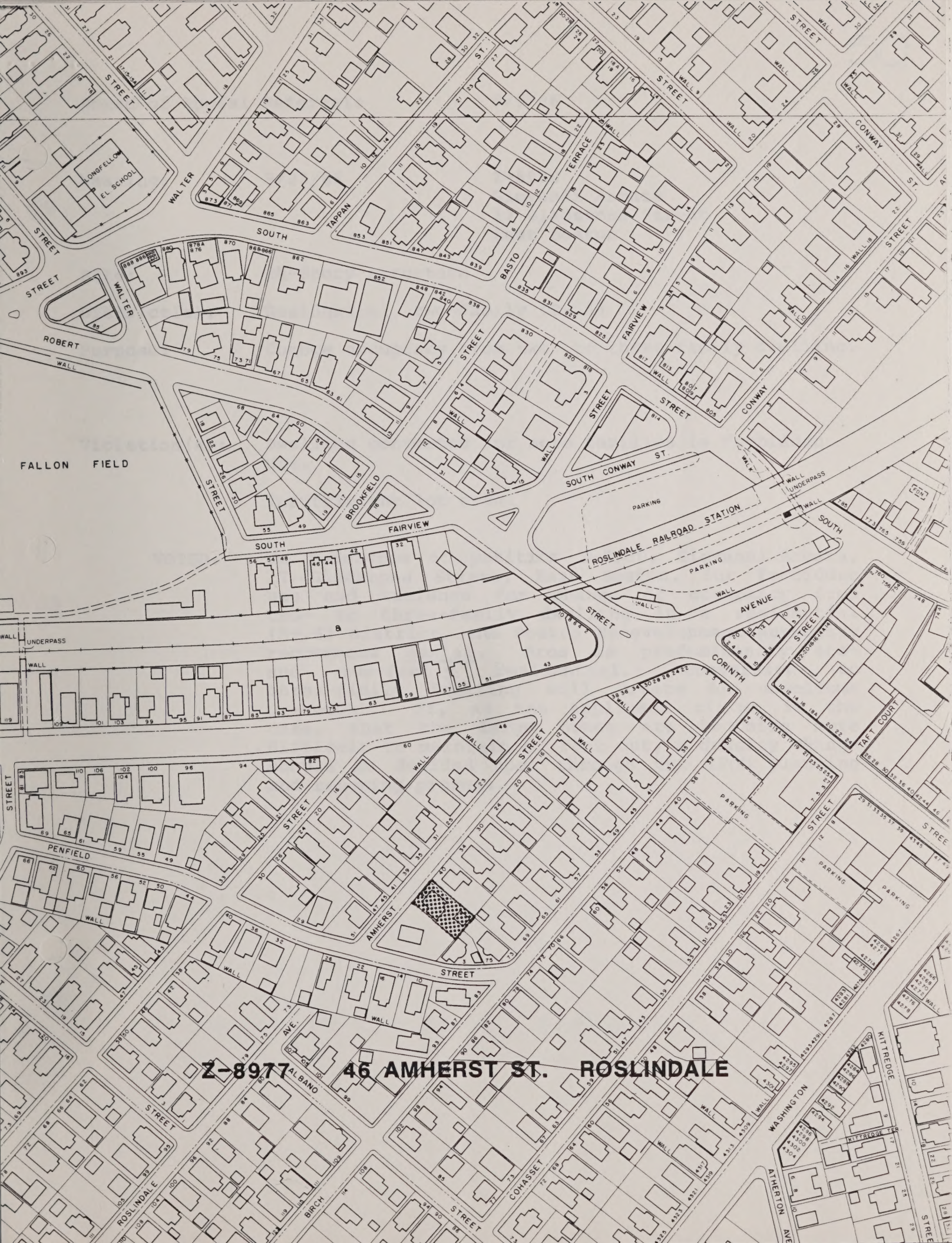
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling; erect two-story addition.

Violation(s): Excessive floor area ratio.
Insufficient front and side yards.

VOTED: In reference to petition Z-8977, Gloria DiGiulio, 46 Amherst Street, Roslindale, for three variances to legalize occupancy as two-family dwelling and erect two-story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. The building has been occupied as a two-family home for over 50 years. The appellant states that the taxes paid for the past 50 years have been for a two-family dwelling. The proposed addition is in the front of the house. It is designed to fill space created by a side wing on the right side. The existing two-family use is in character with the neighborhood. The addition is allowing for additional living space for the existing units and is not detrimental to the surrounding properties.



Z-8977 46 AMHERST ST. ROSLINDALE

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-8980
Giovanni Armata
17 Gladstone Street
East Boston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

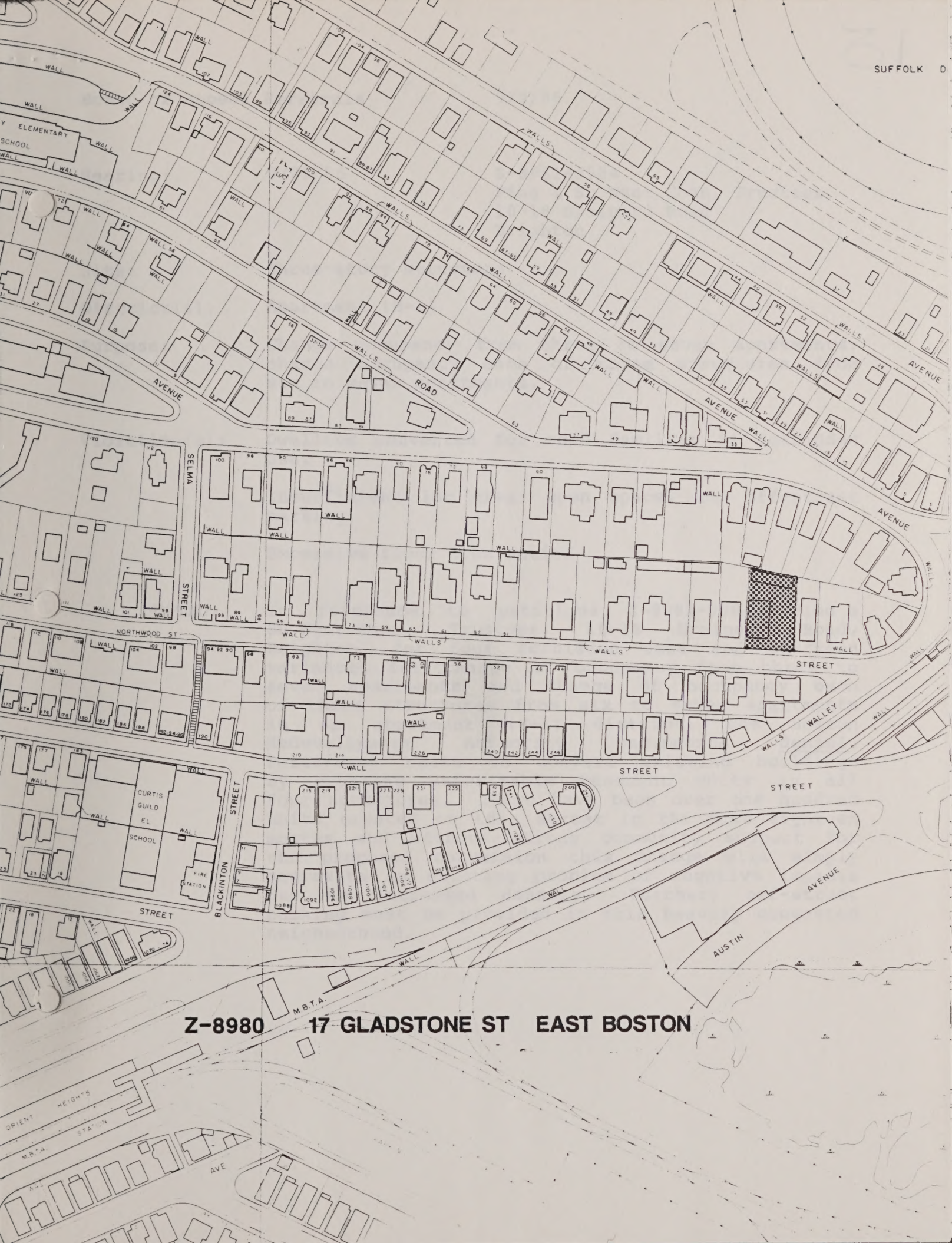
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8980, Giovanni Armata, 17 Gladstone Street, East Boston, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Area is predominantly one- and two-family residential. Conversion to three-family dwelling will create an unwelcome precedent. If, as the applicant claims is the case, that the large homes are becoming more difficult to maintain or rent out, a density change should be decided upon through the IPOD planning and rezoning process.

Z-8980 17 GLADSTONE ST EAST BOSTON



Z-8980 17 GLADSTONE ST EAST BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-8981-8984
Ping & Su Ngor Chan, Trustees
10-18 Brainerd Road
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to seven apartments;
change occupancy each of three structures from
six to seven apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, and off-street
parking.

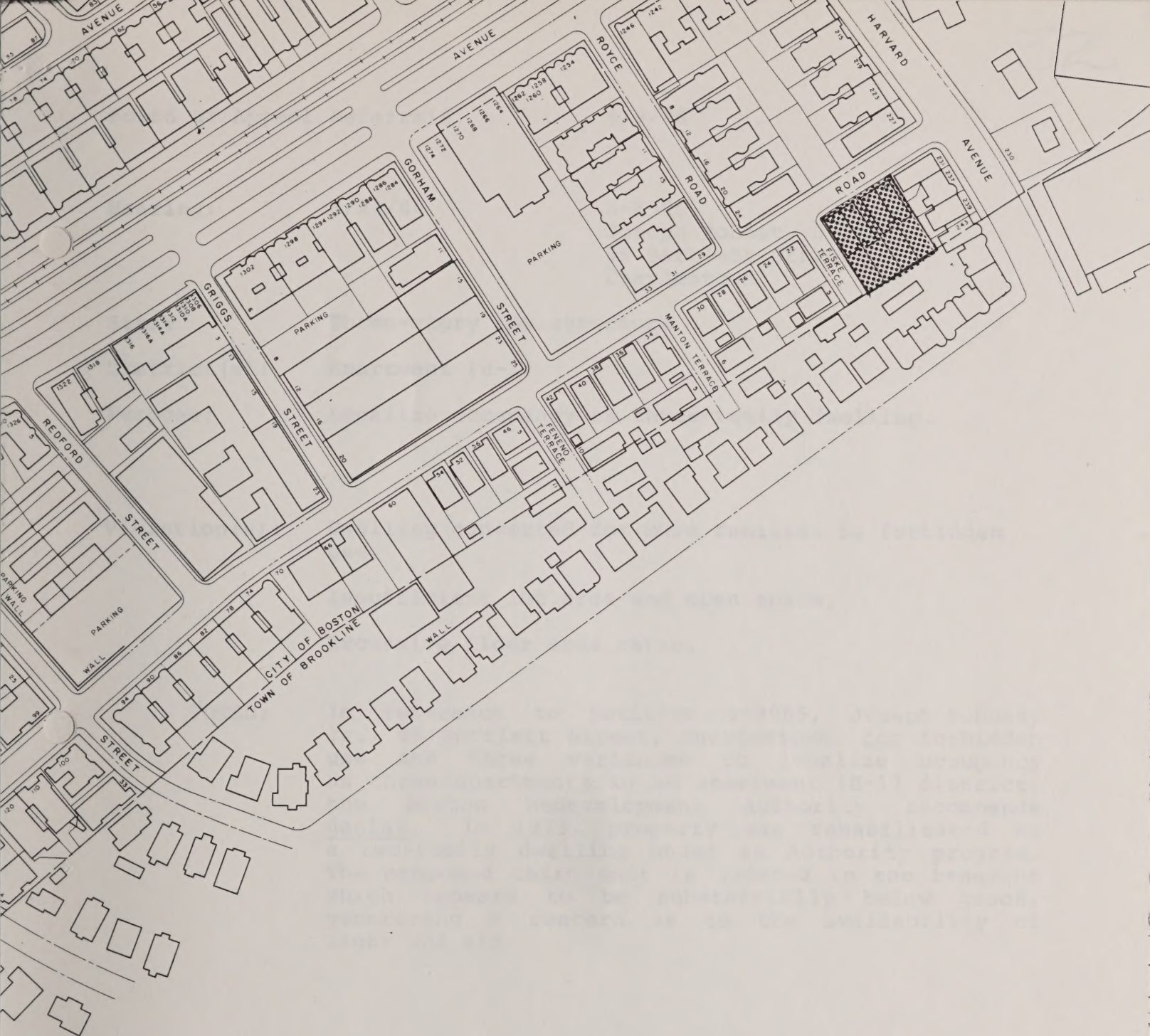
Excessive floor area ratio.

VOTED: In reference to petitions Z-8981-8984, Ping &
Su Ngor Chan, Trustees, 10-18 Brainerd Road,
Brighton, for four forbidden uses and thirteen
variances for change of occupancy from three to
seven apartments and change of occupancy each
of three structures from six to seven apartments
in an apartment (H-1) district, the Boston
Redevelopment Authority recommends denial.
Petitioner seeks to convert existing buildings
by creating undesirable basement units in all
four structures. There have been over one hundred
units created on this street in the past eighteen
months and without strong community support for
the proposed conversion this change will simply
aggravate an existing problem of negative impacts
due to increased density. Further, off-street
parking must be provided in this heavily congested
neighborhood.

Z-8981-8984

10-18 BRAINERD RD.

BRIGHTON



Z-8981-8984

10-18 BRAINERD RD. BRIGHTON

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86

Z-8985
Joseph Robbat, Jr.
99 Bartlett Street
Charlestown

Site: Three-story row structure

District(s): Apartment (H-1)

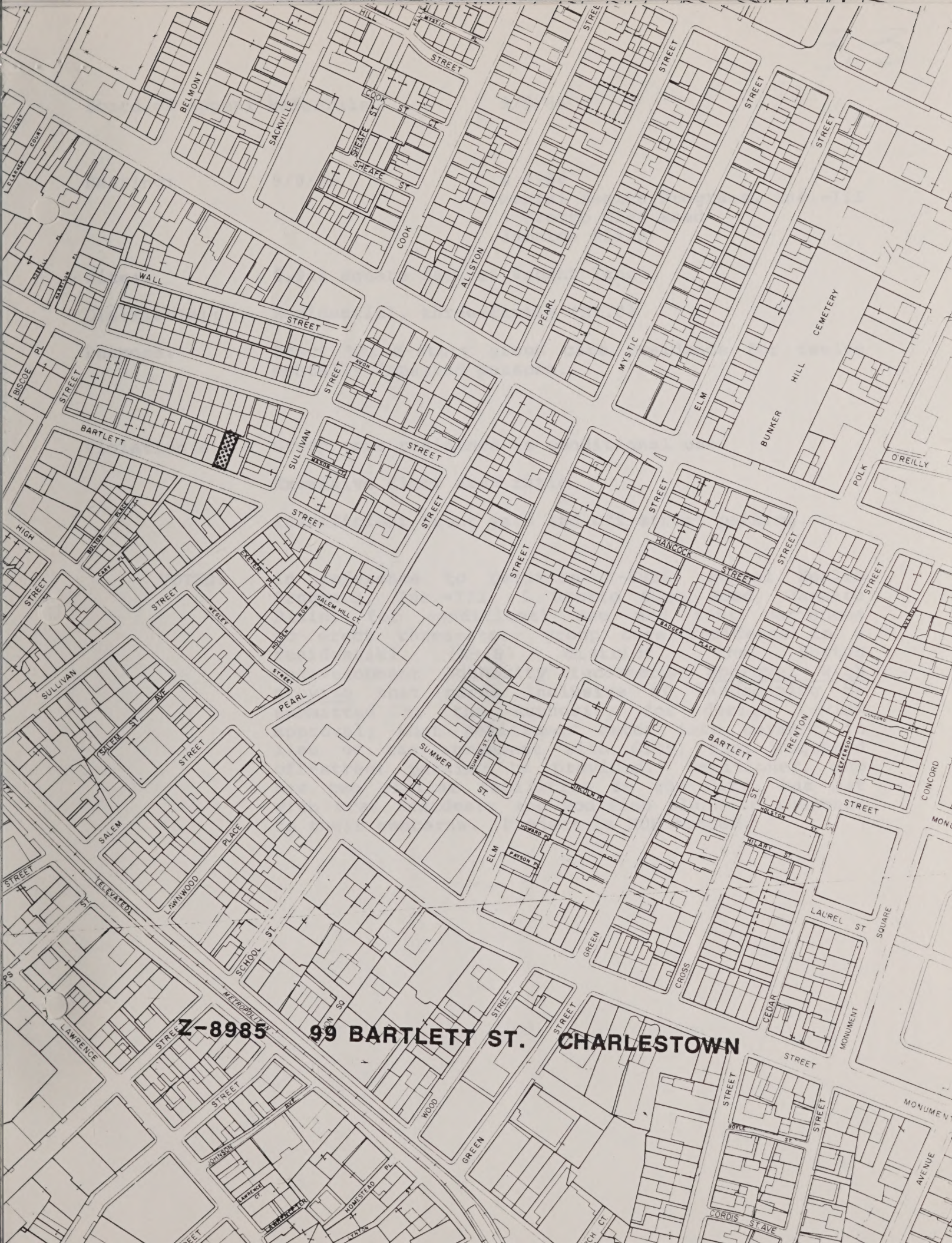
Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8985, Joseph Robbat, Jr., 99 Bartlett Street, Charlestown, for forbidden use and three variances to legalize occupancy as three apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. In 1973, property was rehabilitated as a two-family dwelling under an Authority program. The proposed third unit is located in the basement which appears to be substantially below grade, generating a concern as to the availability of light and air.



Z-8985

99 BARTLETT ST. CHARLESTOWN

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-8986
Mental Health Programs, Inc.-III
5 Grotto Glen Road
Jamaica Plain

Site: 6,918 Square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-story group care residence for twelve mentally impaired persons.

Violation(s): Group care residence is conditional use.
Excessive floor area ratio.
Insufficient front yard and off-street parking.

VOTED: In reference to petition Z-8986, Mental Health Programs, Inc.-III, 5 Grotto Glen Road, Jamaica Plain, for conditional use and four variances to erect three-story group care residence in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval; that petitioner enter into payment in lieu of tax agreement with City; that required off-street parking be provided. Petitioner, who has two similar facilities in the City, has met with area residents and modified plans in response to their concerns. Project is HUD funded.



Z-8986

5 GROTTO GLEN ROAD

JAMAICA PLAIN

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-8987
Paul Pessia
44 Pearl Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling;
erect rear dormer addition.

Violation(s): Insufficient lot area.
Excessive floor area ratio.

VOTED: In reference to petition Z-8987, Paul Pessia, 44 Pearl Street, Dorchester, for two variances for change of occupancy from two- to three-family dwelling and erect rear dormer addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Neighborhood contains one-, two-, and three-family properties. Adequate off-street parking provided.



Z-8987 44 PEARL ST. DORCHESTER

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-9007
J & O Realty Trust
43 Freeport Street
Dorchester

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Erect retail-warehouse structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9007, J & O Realty Trust, 43 Freeport Street, Dorchester, for variance to erect retail, warehouse, and office structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping, signs, facade treatment, and traffic circulation be submitted to the Authority for design review approval. Use is appropriate. Predominantly industrial area. Appellant has agreed to provide buffer between site and an abutting residential property.

Z-9007 43 FREEPORT ST. DORCHESTER



Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9009
Gerard Fountain & Peggy Wiesenbergs
31-33 Seaverns Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear dormer additions to three-family dwelling.

Violation(s): Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9009, Gerard Fountain & Peggy Wiesenbergs, 31-33 Seaverns Avenue, Jamaica Plain, for two variances to erect rear dormer additions to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until petitioner reviews plans for dormer additions with Neighborhood Council Zoning Subcommittee and abutters.



Z-9009 31-33 SEAVERNS AVE JAMAICA PLAIN

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-9013-9014
Robert C. & Joanne M. Capone
87A-89 Cottage Street
East Boston

Site: Three-story structure

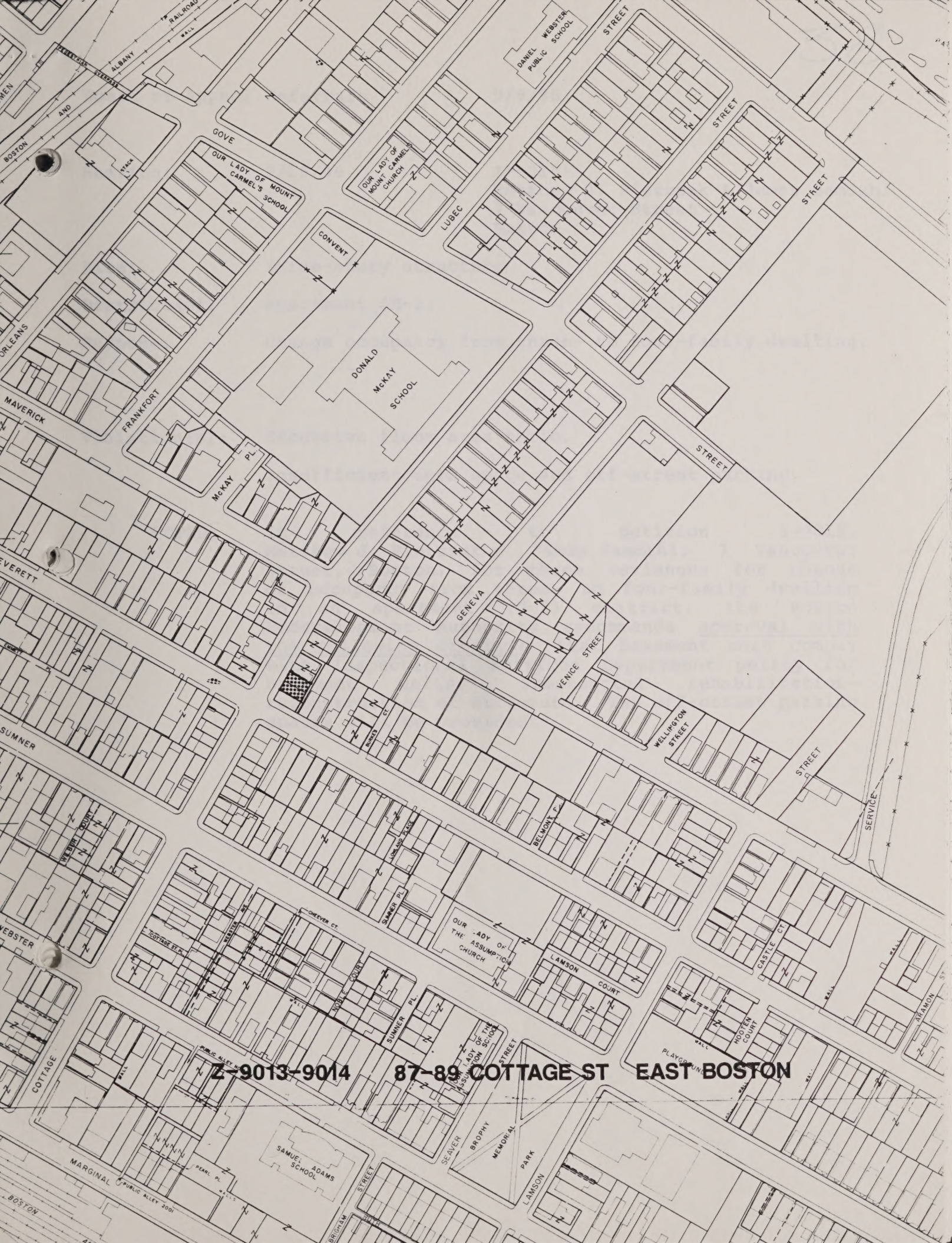
District(s): Apartment (H-1-40)

Purpose: Legalize occupancies as two three-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petitions Z-9013-9014, Robert C. & Joanne M. Capone, 87A-89 Cottage Street, East Boston, for two forbidden uses and four variances to legalize occupancies as two three-family dwellings in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial. The appellant has already completed the work and is marketing these units for sale. Cottage Street is a very dense and heavily trafficked street. Development on this street should be closely monitored and projects should go through the proper review channels. Although this is a multifamily neighborhood, it is feared that the increasing density will exacerbate city services.



Z-9013-9014

87-89 COTTAGE ST

EAST BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-9015
Matthew J. Pietrzak & James Samdahl
7 Vancouver Street
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9015,
Matthew J. Pietrzak & James Samdahl, 7 Vancouver
Street, Boston, for three variances for change
of occupancy from three- to four-family dwelling
in an apartment (H-2) district, the Boston
Redevelopment Authority recommends approval with
the following proviso: that basement unit comply
with Inspectional Services Department policy for
basement units. Substantial rehabilitation-
reconstruction of structure. Two off-street parking
spaces will be provided.



Z-9015

7 VANCOUVER ST

BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-9016
Gerald Donnelly
1020 South Street
Roslindale

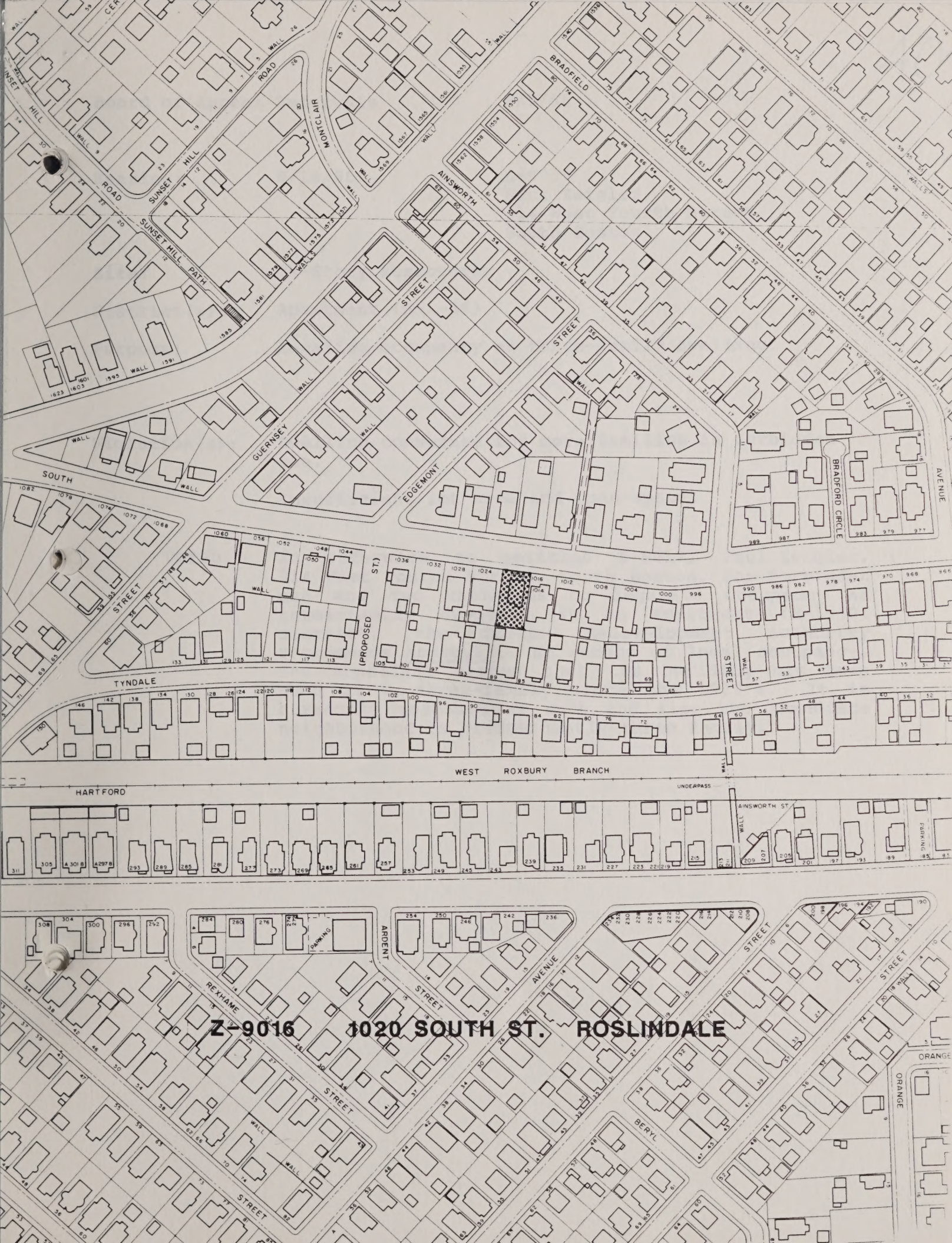
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9016, Gerald Donnelly, 1020 South Street, Roslindale, for variance to erect one-story rear addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition to be used as a family room will add to the quality of the living space and resulting rear yard area of twenty-five feet is ample for such house and area. Addition should blend well with existing structure.



Z-9016

1020 SOUTH ST.

ROSLINDALE

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-9017
Paul Zeigler
314 West Fourth Street
South Boston

Site: 2½-Story structure

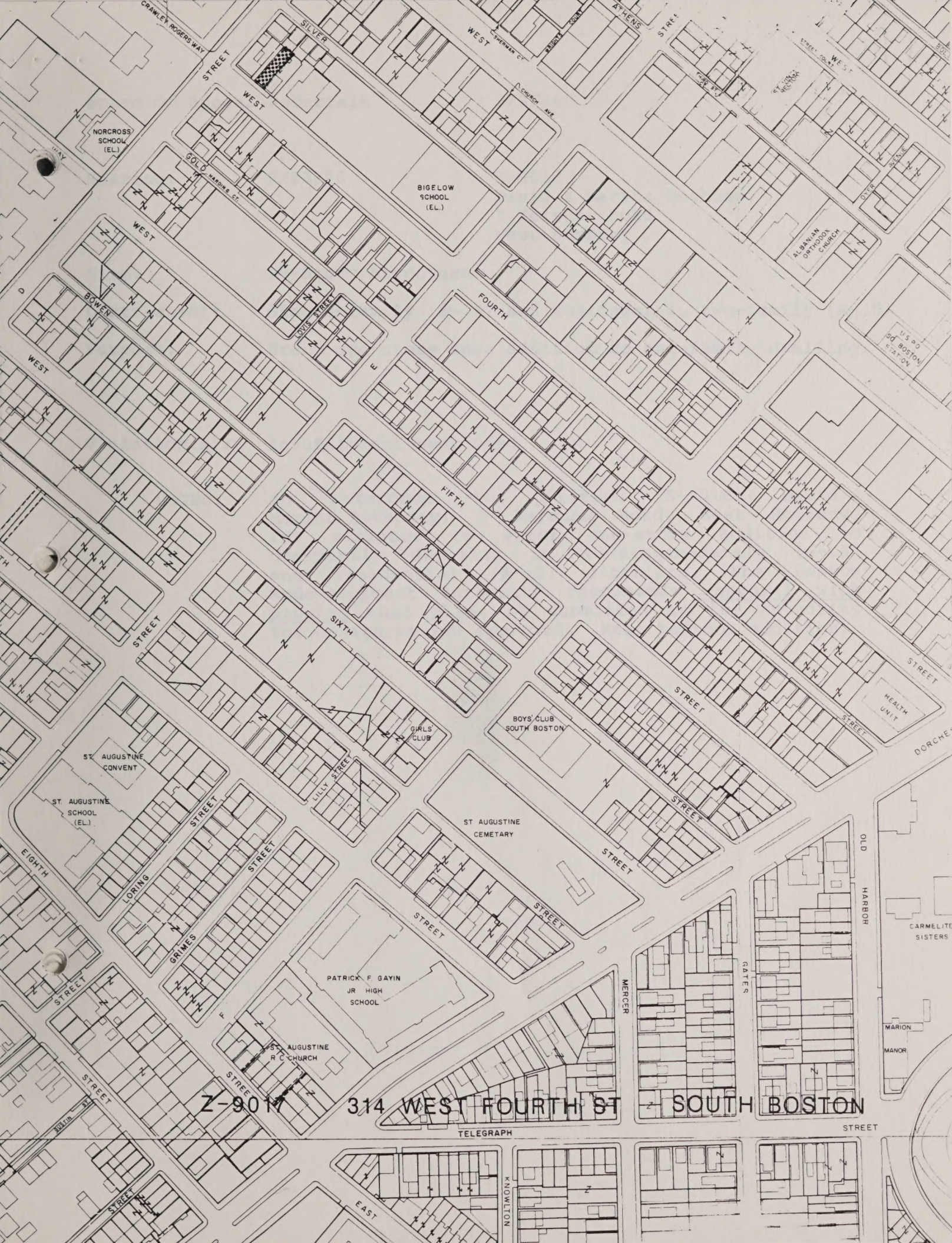
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9017, Paul Zeigler, 314 West Fourth Street, South Boston, for forbidden use and two variances to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. The appellant states that the building has been used as a three-family since the 1930's. It is currently assessed as such and also the immediate neighborhood is predominantly three family.



Z-9014

314 WEST FOURTH ST

SOUTH BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86

Z-9018
David & Marina Bethoney
7 Kershaw Road
West Roxbury

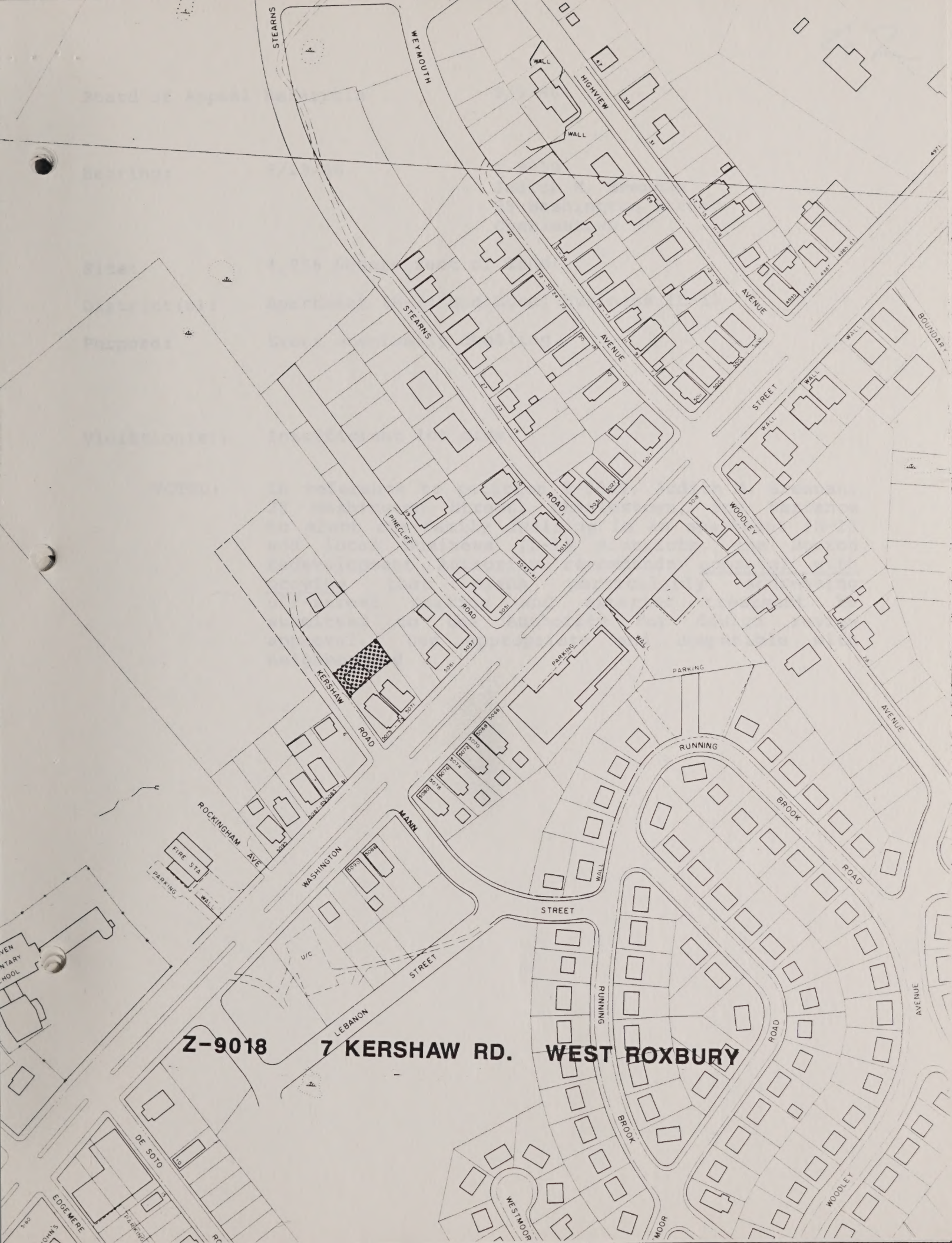
Site: 2½-Story structure

District(s): Single-family (S-.5) and Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9018, David & Marina Bethoney, 7 Kershaw Road, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear bedroom addition.



Z-9018

7 KERSHAW RD.

WEST ROXBURY

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9019
Judith M. Brennan
28 Washington Street
Charlestown

Site: 4,256 Square feet of land

District(s): Apartment (H-1) and Local business (L-1)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9019, Judith M. Brennan, 28 Washington Street, Charlestown, for variance to erect one-family dwelling in an apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans particularly addressing off-street parking and exterior treatment be submitted to the Authority for design review approval. Use appropriate and compatible with neighborhood.



Z-9019

28 WASHINGTON ST CHARLESTOWN

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9020
Daniel P. Keating
400 K Street
South Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

In reference to petition Z-9020, Daniel P. Keating, 400 K Street, South Boston, for forbidden use and three variances to legalize occupancy as three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The structure is a 2½-story building with a gable roof. Two of three units are each occupying a portion of the basement and first floor. The third unit occupies the second floor and half of the attic. A proposed roofdeck appears to be cut into the roof. There is concern as to the conformity of using the basement for habitation and also the disruption to the roofline caused by the addition of a roofdeck.



GATE
OF
HEAVEN
CHURCH
(R.C.)

MINNIE CT

ST. PETER
SCHOOL
(EL.)

PLACE

BREWSTER
STREET

STREET

Z-9020

400 K STREET

SOUTH BOSTON

MARINE

ROAD

COLUMBIA

BOULEVARD

DEADY'S

LANE

ROAD

MARINE

TICKNOR
STREET

STREET

WILLIAM

STREET

STREET

STREET

STREET

STREET

STREET

EAST

EAST

EAST

EAST

EAST

STREET

EMERSON

K ST FIRE
STATION

SOUTH
BAPTIST
CHURCH

JOSEPH TACKERMAN
SCHOOL

CHURCH OF OUR
SAVIOR

GASTON
SCHOOL
(EL.)

HALL PLACE

NORCROSS PL

HART PLACE

BALMORAL PK

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9021-9022
William & Edward W. Santry
2-3 Kemble Place
South Boston

Site: 2½-Story structures

District(s): Local business (L-.5)

Purpose: Change occupancy from one- to two-family dwellings;
erect rear dormer addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9021-9022, William & Edward W. Santry, 2-3 Kemble Place, South Boston, for forbidden use and five variance for change of occupancy from one- to two-family dwellings and erect dormer addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Attached structures are 2½-stories high. The two units at each address will occupy the basement and first floor, and the second floor and attic space respectively. Kemble Place is a narrow dead end street off of P Street between East First and East Second Streets. According to the assessor's records all of the homes along Kemble Place are single family. There is concern as to the appropriateness of the basement for habitation and as to the precedent this change of occupancy would set on such a finite area.



FARRAGUT

STREET

SECOND

STREET

GRACE CT.
THIRD

BROADWAY

STREET

STREET

STREET

ROAD

Z-9021-9022

2-3 KEMBLE PLACE

SOUTH BOSTON

STREET

ROAD

PUBLIC
LANDING

MARINE

AQUARIUM
SKATING
RINK

PARKING
AREA

WALL

WALL

WILLIAM

VAZARETH
ADE SCHOOL
(GRAM.)

NURSERY
SCHOOL

CITY
HALL
COUNT

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86

Z-9024
Gold Realty Trust
43 Bowdoin Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy of ten apartments to eight
apartments and law offices.

Violation(s): Office of attorney is forbidden use.

VOTED: In reference to petition Z-9024, Gold Realty Trust,
43 Bowdoin Street, Boston, for forbidden use for
change of occupancy from ten apartments to eight
apartments and law offices in an apartment (H-2-65)
district, the Boston Redevelopment Authority
recommends denial. Too much needed dwelling units
will be eliminated for proposed office use.
Encroachment of business use in residential area.



Z-9024 43 BOWDOIN ST. BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9025
Ken Hirsh
87 DeForest Street
Hyde Park

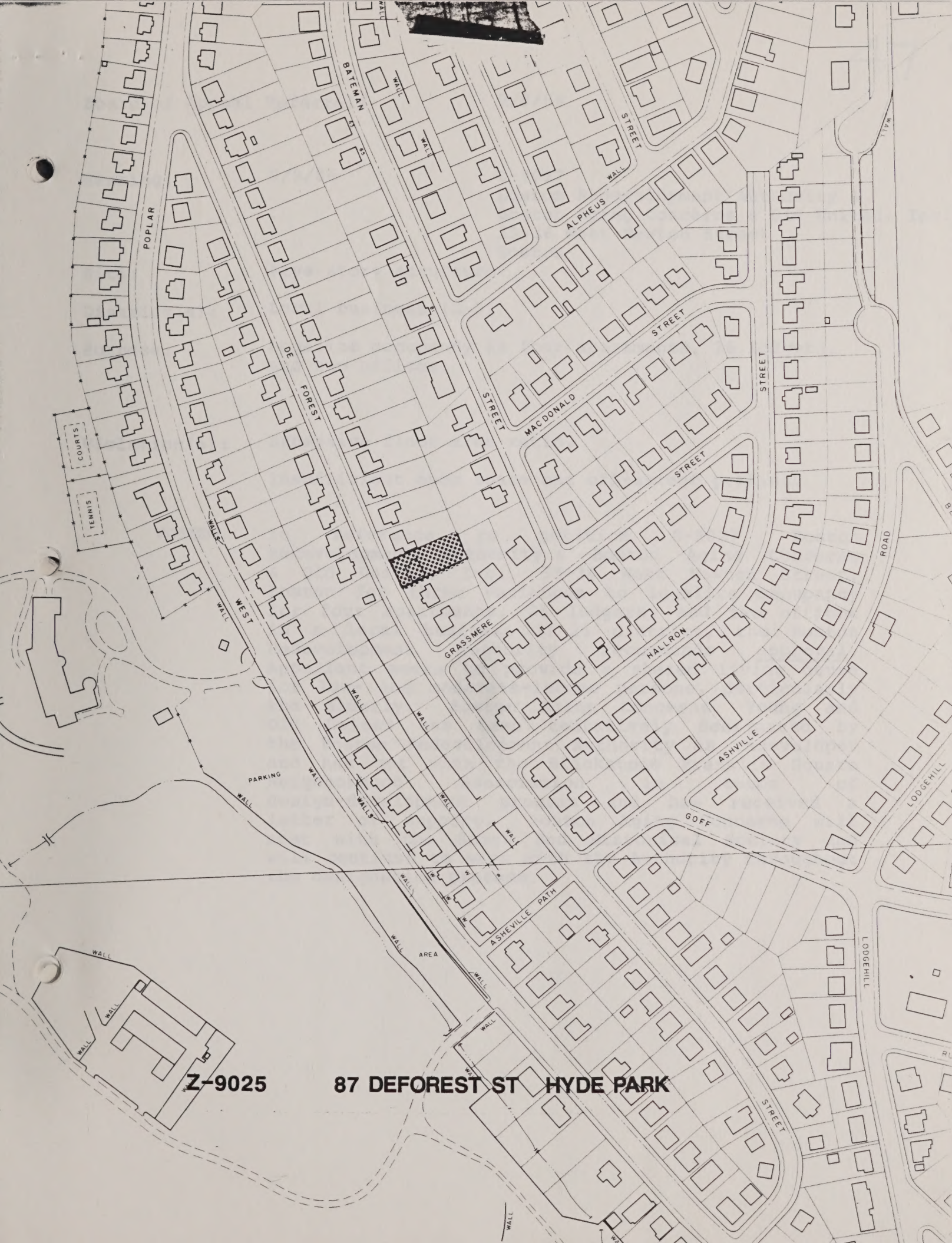
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect rear dormer addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-9025, Ken Hirsh, 87 DeForest Street, Hyde Park, for two variances to erect dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing roof to be removed, walls raised and full cape roof constructed with shed dormer in rear. Three bedrooms will be provided. Abutters have indicated approval to appellant.



Z-9025

87 DEFOREST ST HYDE PARK

Board of Appeal Referrals

9/9/86

Hearing: 9/9/86 Z-9027
 Boston Redevelopment Authority &
 Boston Aging Concerns & Old United, Inc
 35-36 West Newton Street
 Boston

Site: Five-story structure

District(s): Local business (L-2)

Purpose: Legalize occupancy as four apartments, 26 lodgers,
 and two offices.

Violation(s): Excessive floor area ratio.
 Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9027, Boston Redevelopment Authority & Boston Aging Concerns & Old United, Inc., 35-36 West Newton Street, Boston for three variances to legalize occupancy for four apartments, 26 lodgers, and two offices in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. Appellant seeks to provide a shared living house for low- and moderate-income persons, particularly the elderly. Boston Aging Concerns, Young and Old United has been tentatively designated by the Boston Redevelopment Authority as redeveloper and has met with the Blackstone Franklin Square Neighborhood Association in terms of design-development program and has received a letter of support. Boston Aging Concerns will meet with the South End Historical Society and will continue to work with the Authority throughout the designation process.



Z-9027

35-36 WEST NEWTON ST BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86

Z-9034
Diego Velez
5 Gene Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9034, Diego Velez, 5 Gene Street, Dorchester, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Use is compatible with neighborhood which is mixed two- and three-family residential. Owner states he has made plans for adequate egress from each of the apartments.



FRANKLIN AVENUE
COURT

PARKING AREA

HARTFORD

NEW YORK

STAGE

ELDER STREET

HILLSBORO STREET

GROOM STREET

STREET

BECKWITH STREET

ST. HARBOR STREET

BELDEN STREET

STREET

EASTMAN STREET

CAMFIELD STREET

STREET

HUMPHREYS PLACE

QUINCEFIELD STREET

WENDOVER STREET

STREET

HOLDEN STREET

STREET

STREET

STREET

HAMLET STREET

STREET

STREET

BELDEN STREET

STREET

UPHAM'S CORNER

COLUMBIA STREET

ANNABEL STREET

B.F.D. ENG. NO. 21

UPHAM'S CT.

NORTH DORCHESTER CEMETERY

ALVAN TERRACE

SUMNER PARK

STOUGHTON STREET

Z-9034

5 GENE ST DORCHESTER

CUSHING STREET

Board of Appeal Referrals

9/9/86

Hearing: 9/18/86 Z-9036
National Home Developers, Inc.
20 Willowood Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect modular one-family dwelling.

Violation(s): Off-street parking not allowed within front nor
side yard.

Insufficient lot area, width, side, and rear yards.

VOTED: In reference to petition Z-9036, National Home
Developers, Inc., 20 Willowood Street, Dorchester,
for five variances to erect modular one-family
dwelling in a residential (R-.8) district, the
Boston Redevelopment Authority recommends denial
without prejudice. Site plan is inappropriate.
Modular home is situated sideways with front door
facing side of abutting residence. Appellant
should review plans with Authority for appropriate
location of proposed dwelling.



Z-9036

20 WILLOWOOD ST.

DORCHESTER

Hearing: 9/9/86 Z-9041-9042
Joseph W. Guffey, et al.
55-59 Creighton Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide two three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open space,
front, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9041-9042,
Joseph W. Guffey, et al., 55-59 Creighton Street,
Jamaica Plain, for fifteen variances to subdivide
two three-family dwellings in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends approval with proviso that petitioner
present plans to Neighborhood Council Zoning
Subcommittee. No apparent impact on residential
area.



PLAYGROUND

STREET

MANSUR

STREET

SCHILLER

STREET

GROTTO GLEN

ROAD

MINDEN

AVENUE

ARCOLA

KENNEY

STREET

STREET

STREET

ROUND HILL

EDGE HILL

STREET

STREET

CREIGHTON

ST

SUNNYSIDE

CHEVERUS

ST. NORBERT

SCHOOL

BLESSED

SACRAMENT

SCHOOL

BLESSED

SACRAMENT

CHURCH

WESTERLY

STREET

STREET

STREET

TENNIS

COURTS

STREET

MARK

STREET

DAY

CREIGHTON

CENTRE

SHERIDAN

FORBES

WYMAN

SCHOOL

BOLSTER

CENT

ST. BAPT

CHUR

Z-9041-9042

55-59 CREIGHTON ST

JAMAICA PLAIN

CRANSTON

CRANSTON

TERMINAL

AVENUE

HILL

PAUL

GOR

ROCK

STREET

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9043
Richard Zeidman
268 Chestnut Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-9043, Richard Zeidman, 268 Chestnut Avenue, Jamaica Plain, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that plans with particular attention to the egress and the stair work described in Inspection Services application 5122 be submitted to the Authority for design review approval. The Boston Landmarks Commission's Architectural Survey has suggested this area, known as Glenvale Park, become a Architectural Conservation District, and believes it worthy of inclusion in the National Register of Historic Places. The Authority cannot support the indiscriminate addition of exterior stairs.



Z-9043

268 CHESTNUT AVE

JAMAICA PLAIN

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9044
David L. Roche
23 Greenwood Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect shed dormer addition to two-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-9044, David L. Roche, 23 Greenwood Avenue, Hyde Park, for extension of nonconforming use to erect a shed dormer addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will provide needed bedroom space.



Z-9044 23 GREENWOOD AVE HYDE PARK

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9047
Rosemarie Zichella
56-58 Maverick Street
East Boston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9047, Rosemarie Zichella, 56-58 Maverick Street, East Boston, for forbidden use and three variances to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Residential unit will replace former commercial space. Use appropriate and desirable.

Z-9047 56-58 MAVERICK ST EAST BOSTON



Z-9047

56-58 MAVERICK ST

EAST BOSTON

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9060
Peter Faherty
29 West Milton Street
Hyde Park

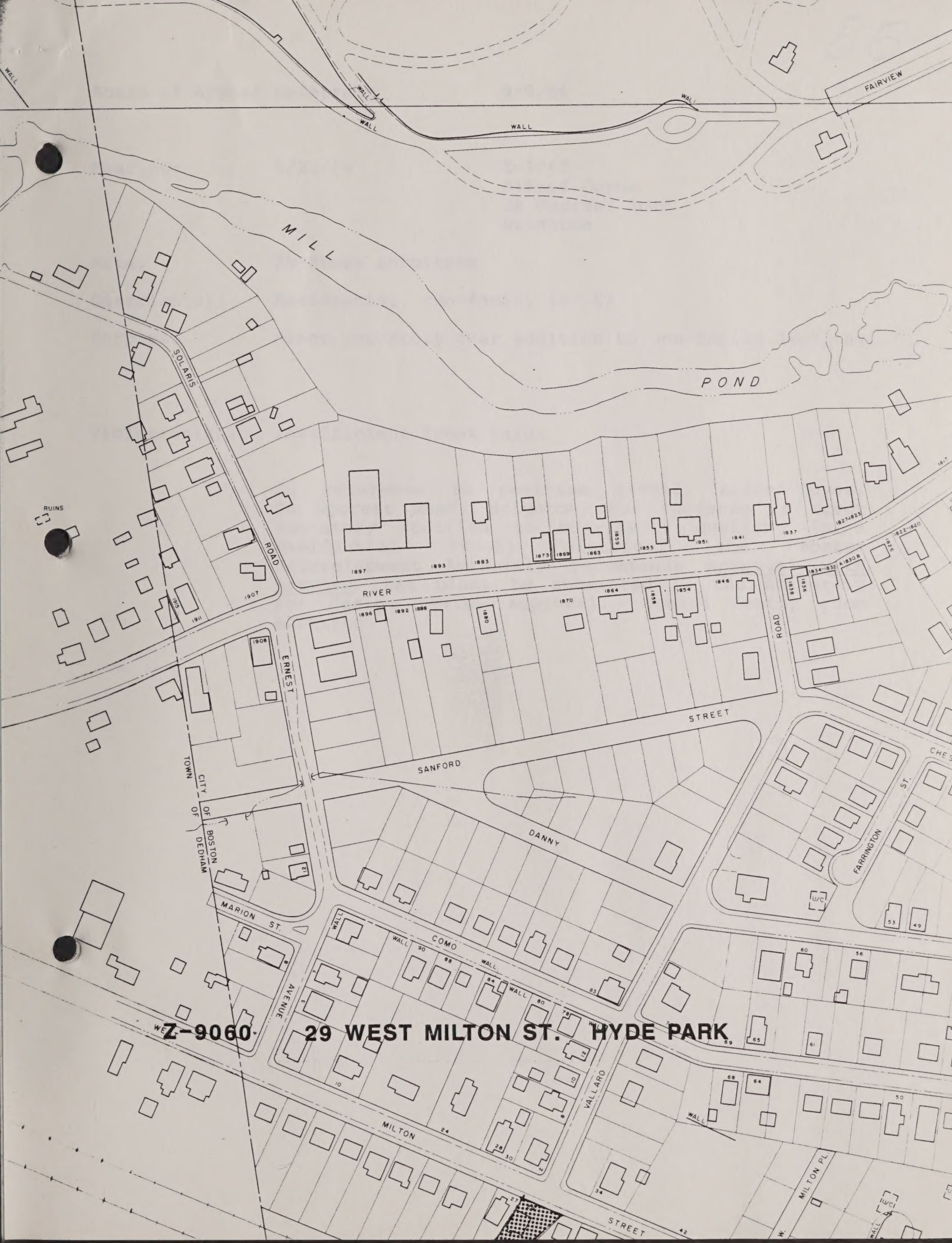
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9060, Peter Faherty, 29 West Milton Street, Hyde Park, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Family room addition. Minimal side yard violation existing.



Z-9060

29 WEST MILTON ST. HYDE PARK

55

Board of Appeal Referrals

9/9/86

Hearing: 9/23/86 Z-9062
Alfred Coyne
28 Upcrest Road
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient front yard.

In reference to petition Z-9062, Alfred Coyne, 28 Upcrest Road, Brighton, for variance to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Needed family room addition.



Z-9062 28 UPCR5EST RD. BRIGHTON

Hearing: 9/23/86 Z-9064
John Garrett
15 Mt. Vernon Street
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-9064, John Garrett, 15 Mt. Vernon Street, Charlestown, for forbidden use and three variances to legalize occupancy as four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Condition existing over sixty years during which time appellant's family has owned property.



Z-9064

15 MT. VERNON ST

CHARLESTOWN

